

# Hassocks Neighbourhood Plan

## Basic Conditions Statement



**June 2019**

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## 1. INTRODUCTION

- 1.1. This Basic Conditions Statement has been prepared by DOWSETTMAYHEW Planning Partnership for, and on behalf of, Hassocks Parish Council (HPC) in support of the preparation of the Hassocks Neighbourhood Plan (HNP).
- 1.2. In order to satisfy Regulation 15 of the Neighbourhood Planning (General) Regulations 2012, the Parish Council, as the ‘qualifying body’ must include a Statement explaining how the proposed neighbourhood development plan meets the requirements of Paragraph 8(2) of Schedule 4B to the Town & Country Planning (T&CP) Act 1990 (as amended).
- 1.3. This Statement has been prepared in order to illustrate compliance with these requirements.
- 1.4. Section 2 of this report summarises the legislative requirements associated with these ‘Basic Conditions’; Section 3 summarises and responds to the matters that the appointed Examiner must consider; Sections 4-9 set out the Basic Conditions and assesses how the HNP meets these requirements; and Section 10 sets out how the HNP is compatible with the Convention Rights.
- 1.5. It is considered that the HNP complies with the requirements of the Basic Conditions as set out in Paragraph 8(2) of Schedule 4B of the Act.

## 2. LEGISLATIVE REQUIREMENTS

- 2.1. Paragraph 8 of Schedule 4B of the Town & Country Planning Act (as amended) sets out the “Basic Conditions” which the Neighbourhood Plan (NP) must comply with. Detailed below are the matters that must be considered by the appointed NP Examiner, and the “Basic Conditions” that the NP must meet in order to be found sound and be able to progress to a Referendum.
- 2.2. Paragraph 8(1) states that the Examiner must consider the following:

- (a) Whether the draft Neighbourhood Development Plan meets the Basic Conditions (see sub-paragraph(2));
- (b) Whether the draft order complies with the provision made by or under sections 61E(2), 61J and 61L (The provision of 61E, 61J & 61L as amended by Section 38C(5)(b) is by reference to the provisions of 38A and 38B of the 2004 Compulsory Purchase Act);
- (d) Whether the area for any referendum should extend beyond the Neighbourhood Area to which the draft Neighbourhood Development Plan relates; and
- (e) Such other matters as may be prescribed.

- (a) Having regard to National Policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan;
- (d) The making of the order contributes to the achievement of sustainable development;
- (e) The making of the Neighbourhood Development Plan is in general conformity with the strategic Policies contained in the Development Plan for the area of the Authority (or any part of that area);
- (f) The making of the Neighbourhood Development Plan does not breach, and is otherwise compatible with, EU obligations; and
- (g) Prescribed conditions are met in relation to the Neighbourhood Development Plan and prescribed matters have been complied with in connection with the proposal for the Neighbourhood Development Plan.

- 2.3. Paragraph 8(2) states that a draft Neighbourhood Development Plan meets the Basic Conditions if:
- 2.4. The requirements of Paragraph 8(2)(b), (2)(c) (3), (4) and (5) are not of relevance to the compliance with the Basic Conditions tests.
- 2.5. Paragraph 8(6) states that the Examiner is not to consider any matter that does not fall within Sub-Paragraph 8(1), apart from considering whether the draft Neighbourhood Development Plan is compatible with the Convention Rights.

### **3. WHAT THE EXAMINER MUST CONSIDER**

- 3.1. The following details how the requirements of Schedule 4B Paragraph 8(1) have been met.

#### ***4B 8(1)(A) - Whether The Draft NP Meets The Basic Conditions***

- 3.2. This requires the NP to demonstrate compliance with Paragraph 8(2) of Schedule 4B of the T&CP Act.
- 3.3. This is considered in detail in Sections 4-9 of the Statement.

#### ***4B 8(1)(B) - Whether The Draft Order Complies With Sections 38A & 38B Of The Compulsory Purchase Act 2004***

- 3.4. This requires the draft order to comply with Sections 38A & 38B of the Compulsory Purchase Act 2004.
- 3.5. Section 38A(1) sets out the “Meaning of Neighbourhood Development Plan”. S38A(1) states that “*any qualifying body is entitled to initiate a process for the purpose of requiring a Local Planning Authority in England to make a Neighbourhood Development Plan.*”

- 3.6. HPC is the qualifying body and entitled to submit a Neighbourhood Development Plan for their Parish.
- 3.7. S38A(2) states that a *“Neighbourhood Development Plan is a plan which sets out policies (however expressed) in relation to the development and use of land in the whole, or any part of a particular neighbourhood area specified in the plan.”*
- 3.8. The HNP sets out Policies that relate to the development and use of land within the neighbourhood area.
- 3.9. The remainder of Section 38A, Paragraphs (3)-(12), are not of relevance to the Parish Council.
- 3.10. Section 38B sets out the provisions that may be made by the Neighbourhood Development Plan. Paragraph 38B(1)(a) notes that a Neighbourhood Development Plan *“Must specify the period for which it is to have effect.”*
- 3.11. The HNP covers the period from 2014 up to 2031. The end date reflects the Plan period of the Mid Sussex District Plan 2014-2031.
- 3.12. Paragraph 38B(1)(b) states that a Neighbourhood Development Plan *“may not include provision about development that is excluded development.”*
- 3.13. The HNP does not include provision for excluded development (as defined in Section 61K of the Planning and Compulsory Purchase Act 2004).
- 3.14. Paragraph 38B(1)(c) states that a Neighbourhood Development Plan *“may not relate to more than one neighbourhood area”*.
- 3.15. The HNP does not relate to more than one neighbourhood area. It solely relates to the Neighbourhood Plan Area as ratified by Mid Sussex District Council (MSDC) in July 2012 and the South Downs National Park Authority in September 2012.
- 3.16. Paragraph 38B(2) states that only one Neighbourhood Development Plan may be made for each neighbourhood area.
- 3.17. There are currently no other NP’s in place in this neighbourhood area.
- 3.18. Paragraph 38B(3) states that, if to any extent a policy set out in a Neighbourhood Development Plan conflicts with any other statement or information in the Plan, the conflict must be resolved in favour of the policy.
- 3.19. There are no conflicts within the NP.
- 3.20. Paragraph 38B(4)(a) states that Regulations made by the Secretary of State may make provisions for *“restricting the provision that may be included in Neighbourhood Development Plans about the use of land.”*

- 3.21. These Regulations are set out in Statutory Instrument 2012 No 637, The Neighbourhood Planning (General) Regulations 2012, which have been used to inform the process of making the HNP.
- 3.22. Paragraph 38B(4)(b) states that Regulations made by the Secretary of State may make provisions “*requiring Neighbourhood Development Plans to include such matters as are prescribed in the Regulations.*”
- 3.23. The HNP has had regard to The Neighbourhood Planning (General) Regulations 2012, Regulation 15(a), (b), (c) and (d), and has been subject to the Sustainability Appraisal (SA), including the requirements of the Strategic Environmental Assessment (SEA).
- 3.24. MSDC have advised, upon their receipt of the Submission Documents, the Authority will undertake the requisite HRA screening.
- 3.25. MSDC have previously confirmed that there were no European Sites in, or near the HNP area which would be affected by the policies within the HNP, and it was agreed that a Habitat Regulation Assessment (HRA) was not required in respect of the Submission HNP (June 2016).
- 3.26. The remaining requirements of Section 38B, which include Paragraphs 38B(4)(c), 5 & 6, are not relevant to this Basic Conditions Statement.

#### **4B 8(1)(D) - Whether The Referendum Should Extend Beyond The NP Area**

- 3.27. This requires the Examiner to consider whether the area for any Referendum should extend beyond the NP Area to which it relates.
- 3.28. The HNP relates solely to land that falls within the Parish of Hassocks.

#### **4B 8(1)(E) - Other Matters**

- 3.29. This requires the Examiner to consider such other matters as may be prescribed.
- 3.30. There are no other prescribed matters.

### **4. COMPLIANCE WITH THE BASIC CONDITIONS**

- 4.1. Paragraph 8(2) of Schedule 4B of the T&CP Act sets out the basic conditions that must be met by a draft NP. Subsections (a),(d),(e), (f), and (g) are of relevance to this Statement.
- 4.2. Set out below in Section 5-9 is an assessment and justification of how the HNP complies with each of these basic condition tests.

### **5. 4B 8(2)(a) NATIONAL POLICIES**

- 5.1. Section 4B(2)(a) states that a draft NP will meet the Basic Conditions if, having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the Plan.

- 5.2. The following sets out compliance of the HNP policies and aims with those contained in higher level national guidance.
- 5.3. The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. A revised NPPF was published in February 2019.
- 5.4. It provides a framework within which locally-prepared plans for housing and other development can be produced. The NPPF must be taken into account in preparing a Development Plan. It states planning policies must also reflect international obligations and statutory requirements.

### **National Planning Policy Framework: February 2019**

- 5.5. The NPPF confirms the purpose of the planning system is to contribute to the achievement of sustainable development. Furthermore, it confirms achieving sustainable development means that the planning system has three overarching objectives (economic, social and environmental), which are interdependent and need to be pursued in mutually supportive ways.
- 5.6. The SA (incorporating the requirements of the SEA), prepared in support of the HNP has fully assessed the sustainability of all policies in the HNP and found them to all meet the aims of sustainable development. The following details how policies of the HNP are in accordance with the specific policies of the NPPF.
- 5.7. The following chapters of the NPPF are considered of relevance to the 4B 8(2)(a) assessment:

- Chapter 5: Delivering a sufficient supply of homes;
- Chapter 6: Building a strong competitive economy;
- Chapter 8: Promoting healthy and safe communities;
- Chapter 9: Promoting sustainable transport;
- Chapter 10: Supporting high-quality communications;
- Chapter 11: Making effective use of land;
- Chapter 12: Achieving well-designed places;
- Chapter 14: Meeting the challenge of climate change, flooding and coastal change;
- Chapter 15: Conserving and enhancing the natural environment; and
- Chapter 16: Conserving and enhancing the historic environment.

### **Chapter 5 - Delivering A Sufficient Supply Of Homes**

- 5.8. This chapter states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward

where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

- 5.9. In order to determine, the minimum number of homes needed, the NPPF states strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance, unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.

#### **Policies should:**

- Assess and reflect the size, type and tenure of housing needed for different groups in the community;
- Specify the type of affordable housing required and expect it to be met on site unless certain circumstances apply; and
- Expect at least 10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups. Exemptions to this 10% requirement are subject to criteria.

- 5.10. Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the Plan period. Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations.
- 5.11. In identifying land for homes, the NPPF advises Neighbourhood planning groups should consider the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 68a) suitable for housing in their area.
- 5.12. In addition, the NPPF advises Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.
- 5.13. In rural areas, the NPPF advises planning policies should:

- Be responsive to local circumstances and support housing developments that reflect local needs;
- Identify opportunities for villages to grow and thrive, especially where this will support local services; and
- Avoid the development of isolated homes in the countryside unless one or more of a number of specified circumstances apply.

- 5.14. The Census data from 2011 confirmed there were a total of 3,341 households (at least 1 person occupying at the time of the Census) in the Parish. Since this time, the Parish has experienced significant growth.
- 5.15. The number of commitments and completions in Hassocks, as at 01 April 2017 amounts to 882 dwellings. This includes the housing developments approved on land to the west of London Road<sup>1</sup> and land at Hassocks Golf Club.<sup>2</sup> It also includes the allocation of 500 dwellings on land to the north of Clayton Mills in Policy DP11 of the MSDP.
- 5.16. In light of this, the MSDP makes clear that there is no obligation for the Parish of Hassocks to deliver additional housing over the remainder of the Plan period. It states that amongst others, Hassocks has ‘already identified sufficient commitments/completions to meet [its] minimum housing requirement for the full Plan period and will not be expected to identify further sites within their Neighbourhood Plan.’
- 5.17. The HNP includes a Strategic Objective:

- To provide the opportunity for appropriately sized, affordable and sustainable housing, developed in sympathy with the village and its surroundings built to very high standards of design, construction, energy efficiency and water management.

- 5.18. The HNP also includes Policy 14: Residential Development within and Adjoining the Built-up Area Boundary; Policy 15: Hassocks Golf Club; Policy 16: Land to the North of Clayton Mills and Mackie Avenue; and Policy 17: Affordable Housing.

## Chapter 6 - Building a Strong Competitive Economy

- 5.19. This chapter states planning policies should help create the conditions in which businesses can invest, expand and adapt. Furthermore, it states significant weight should be placed on the

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<sup>1</sup> See Planning Application DM/17/4307

<sup>2</sup> See Planning Application DM/18/2616

need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weakness and address the challenges of the future.

**Policies should:**

- Set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration;
- Set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the Plan period;
- Seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment;
- Be flexible enough to accommodate needs not anticipated in the Plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances; and
- Recognise and address the specific location requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries; and for storage and distribution operations at a variety of scales in suitably accessible locations.

5.19. In order to support a prosperous rural economy, planning policies should enable:

- The sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
- The development and diversification of agricultural and other land-based rural businesses;
- Sustainable rural tourism and leisure developments which respect the character of the countryside; and
- The retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

5.20. In addition, planning policies should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to, or beyond existing settlements, and in locations that are not well served by public transport.

- 5.21. The Census data from 2011, indicates that the 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.
- 5.22. The Census data from 2011 also indicates that the ‘economically active’ residents of the Parish are more likely to be ‘white collar’ workers in ‘professional’ jobs, that work from home or commute to London, than the District and national average.
- 5.23. The HNP includes Strategic Objectives:

- To encourage economic development and job creation within the built-up area of the village; and
- To develop the centre of the village to form a distinctive social hub.

- 5.24. The HNP also includes Policy 18: Village Centre; and Policy 19: Tourism.

## Chapter 8: Promoting Healthy And Safe Communities

- 5.25. This chapter promotes healthy and safe communities.
- 5.26. Policies should aim to achieve healthy, inclusive and safe places which:

- Promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;
- Are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and
- Enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

- 5.27. To provide the social, recreational and cultural facilities and services the community needs, planning policies should:
- 5.28. The NPPF advises, it is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local Planning Authorities should take a proactive,

- Plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- Take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;
- Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;
- Ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community;
- Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services; and
- Consider the social, economic and environmental benefits of estate regeneration.

positive and collaborative approach to meeting this requirement, and to development that will widen choice in education.

5.29. Planning policies should promote public safety and take into account wider security and defence requirements by:

- Anticipating and addressing possible malicious threats and natural hazards, especially in locations where large numbers of people are expected to congregate; and
- Recognising and supporting development required for operational defence and security purposes, and ensuring that operational sites are not affected adversely by the impact of other development proposed in the area.

5.30. The NPPF states access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. In light of this planning policies should:

- Be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision; and
- Protect and enhance Public Rights of Way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.

5.31. The NPPF states the designation of land as Local Green Space through Local and Neighbourhood Plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a Plan is prepared or updated, and be capable of enduring beyond the end of the Plan period.

5.32. Local Green Space designation should only be used where the green space is:

- In reasonably close proximity to the community it serves;
- Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- Local in character and not an extensive tract of land.

5.33. The HNP includes Strategic Objectives:

- To ensure all sections of the community have access to key local services including education, health, community services, sporting, cultural, religious, performing and social clubs, groups and shops;
- To develop the centre of the village to form a distinctive social hub;
- To promote non-car modes of travel, including through accessibility to public transport and improvements in pedestrian and cycle safety; encouraging people to walk, cycle and ride in and around the Parish to reduce the impact of traffic in terms of congestion, pollution, parking and vehicle speeds; and to encourage the use and availability of electric vehicles; and
- To ensure the whole Parish is safe, accessible and attractive to all, acting as a gateway to the South Downs National Park, encouraging tourism, and supporting healthy lifestyles and well-being.

5.34. The HNP includes: Policy 2: Local Green Spaces; Policy 3: Green Infrastructure; Policy 8: Air Quality Management; Policy 9: Character and Design; Policy 10: Protection of Open Space; Policy 11: Outdoor Play Space; Policy 12: Community Facilities; Aim 1: Assets of Community Value; and Aim 3: Healthcare Facilities; Aim 5: Non-car route ways; Aim 6: Public Transport; and Aim 7: Traffic and Accessibility.

## Chapter 9: Promoting Sustainable Transport

5.35. This chapter states transport issues should be considered from the earliest stages of plan-making and development proposals. Furthermore, it advises the planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are, or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.

### Policies should:

- Support an appropriate mix of uses across an area, and within larger scale sites, to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities;
- Be prepared with the active involvement of Local Highways Authorities, other transport infrastructure providers and operators and neighbouring councils, so that strategies and investments for supporting sustainable transport and development patterns are aligned;
- Identify and protect, where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice and realise opportunities for large scale development;
- Provide for high-quality walking and cycling networks and supporting facilities such as cycle parking (drawing on Local Cycling and Walking Infrastructure Plans); and
- Provide for any large scale transport facilities that need to be located in the area and the infrastructure and wider development required to support their operation, expansion and contribution to the wider economy. In doing so they should take into account whether such development is likely to be a nationally significant infrastructure project and any relevant national policy statements.

5.36. If setting local parking standards for residential and non-residential development, policies should take into account:

- The accessibility of the development;
- The type, mix and use of development;
- The availability of, and opportunities for public transport;
- Local car ownership levels; and
- The need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.

5.37. Furthermore, it advises planning policies should recognise the importance of providing adequate overnight lorry parking facilities, taking into account any local shortages, to reduce the risk of parking in locations that lack proper facilities or could cause a nuisance.

5.38. HNP includes Strategic Objectives which seek:

- To promote non-car modes of travel including through accessibility to public transport and improvements in pedestrian and cycle strategy: encouraging people to walk, cycle and ride in, and around the Parish; to reduce the impact of traffic in terms of congestion, pollution, parking and vehicle speeds, and to encourage the use and availability of electric vehicles; and
- To ensure the whole Parish is safe, accessible and attractive to all, acting as a gateway to the South Downs National Park, encouraging tourism, and supporting healthy lifestyles and well-being.

5.39. The HNP includes Aim 5: Non-car route ways; Aim 6: Public Transport; and Aim 7: Traffic and Accessibility.

## Chapter 10: Supporting High Quality Communities

5.40. This chapter confirms advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being.

### Policies should:

- Support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections; and
- Set out how high-quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments (as these connections will, in almost all cases, provide the optimum solution).

## Chapter 11: Making Effective Use of Land

5.41. This chapter confirms planning should promote the effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

### Policies Should:

- Encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;
- Recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;
- Give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;
- Promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on, or above service yards, car parks, lock-ups and railway infrastructure);

- Support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers; and
- Reflect changes in the demand for land. This should be informed by regular reviews of both the land allocated for development in Plans, and of land availability.

5.42. With respect to achieving appropriate densities, planning policies should support development that makes efficient use of land, taking into account:

- The identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
- Local market conditions and viability;
- The availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
- The desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
- The importance of securing well-designed, attractive and healthy places.

5.43. Where there is an existing or anticipated shortage of land for meeting identified housing needs, the NPPF advises it is especially important that planning policies avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. In these circumstances:

- Plans should contain policies to optimise the use of land in their area and meet as much of the identified need for housing as possible;
- The use of minimum density standards should also be considered for other parts of the Plan area. It may be appropriate to set out a range of densities that reflect the accessibility and potential of different areas, rather than one broad density range; and
- Local Planning Authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in the Framework.

5.44. The HNP includes a Strategic Objective:

- To provide the opportunity for appropriately sized, affordable and sustainable housing, developed in sympathy with the village and its surroundings built to very high standards of design, construction, energy efficiency and water management.

5.45. The HNP also includes Policy 14: Residential Development Within and Adjoining the Built-up Area Boundary; Policy 15: Hassocks Golf Club; Policy 16: Land to the North of Clayton Mills and Mackie Avenue; and Policy 17: Affordable Housing.

## Chapter 12: Achieving Well-Designed Places

5.46. This chapter confirms that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. It confirms good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. It advises being clear about design expectations, and how these will be tested, is essential for achieving this, together with effective engagement between applicants, communities, Local Planning Authorities and other interests throughout the process.

### Policies should:

- Ensure that developments:
  - Will function well and add to the overall quality of the area, not just for the short-term but over the lifetime of the development;
  - Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
  - Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
  - Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive welcoming and distinctive places to live, work and visit;
  - Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

- Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

5.47. The HNP includes a Strategic Objective:

- To provide the opportunity for appropriately sized, affordable and sustainable housing, developed in sympathy with the village and its surroundings built to very high standards of design, construction, energy efficiency and water management.

5.48. The HNP also includes Policy 6: Development Proposals Affecting the South Downs National Park; Policy 7: Development in Conservation Areas; Policy 9: Character and Design; Policy 14: Residential Development Within and Adjoining the Built-up Area Boundary; Policy 15: Hassocks Golf Club; Policy 16: Land to the North of Clayton Mills and Mackie Avenue; and Policy 17: Affordable Housing.

## Chapter 14: Meeting The Challenge Of Climate Change, Flooding And Coastal Change

- 5.49. This chapters confirms the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.
- 5.50. Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures.

### Policies should:

- Support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.

- 5.51. With respect to planning and flood risk, the NPPF advises inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.
- 5.52. Furthermore, it states strategic policies should be informed by a Strategic Flood Risk Assessment, and should manage flood risk from all sources. It should consider cumulative impacts in, or affecting, local areas susceptible to flooding, and take account of advice from the Environment Agency and other relevant flood risk management authorities, such as lead local flood authorities and internal drainage boards.
- 5.53. The HNP includes Strategic Objectives:

- To preserve and enhance the rural character and biodiversity of the Parish and its historic buildings, maintaining gaps to neighbouring towns and villages and having regard to the relationship of the Parish within, and part of the setting to the South Downs National Park; and
- To provide the opportunity for appropriate sized, affordable and sustainable housing, developed in sympathy with the village and its surroundings, built to very high standards of design, construction, energy efficiency and water management.

- 5.54. The HNP includes Policy 4: Managing Surface Water; Policy 5: Enabling Zero Carbon; and Policy 8: Air Quality Management.

## Chapter 15: Conserving And Enhancing The Natural Environment

- 5.55. This chapters seeks to ensure that the planning system contributes to, and enhances the natural and local environment.

### Policies should:

- Protect and enhance valued landscapes; sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- Recognise the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

- Maintain the character of the undeveloped coast, while improving public access to it where appropriate;
- Minimise impacts on, and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- Prevent new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- Remediate and mitigate despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

5.56. With respect to habitats and biodiversity, Plans should:

- Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
- Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

5.57. With respect to ground conditions and pollution, planning policies should ensure that:

- A site is suitable for its proposed use, taking account of ground conditions and any risks arising from land instability and contamination;
- After remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and
- Adequate site investigation information, prepared by a competent person, is available to inform these assessments.

5.58. Planning policies should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

- Mitigate and reduce to a minimum, potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;
- Identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and
- Limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

5.59. In addition, planning policies should:

- Sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local area; and
- Ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs).

5.60. The HNP includes a Strategic Objective:

- To preserve and enhance the rural character and biodiversity of the Parish and its historic buildings, maintaining gaps to neighbouring towns and villages, and having regard to the relationship of the Parish within, and part of the setting to the South Downs National Park.

5.61. The HNP includes Policy 1: Local Gaps; Policy 2: Local Green Spaces; Policy 3: Green Infrastructure; Policy 6: Development Proposals Affecting the South Downs National Park; Policy 7: Development in Conservation Areas; Policy 8: Air Quality Management; Policy 9: Character and Design; Policy 14: Residential Development Within and Adjoining the Built-up Area Boundary; Policy 15: Hassocks Golf Club; Policy 16: Land to the North of Clayton Mills and Mackie Avenue; and Policy 17: Affordable Housing.

## Chapter 16: Conserving And Enhancing The Historic Environment

5.62. This chapter confirms heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

5.63. It states Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- The desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- The desirability of new development making a positive contribution to local character and distinctiveness; and
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

5.64. The HNP includes a Strategic Objective:

- To preserve and enhance the rural character and biodiversity of the Parish and its historic buildings, maintaining gaps to neighbouring towns and villages, and having regard to the relationship of the Parish within, and part of the setting to the South Downs National Park.

5.65. The HNP includes Policy 7: Development in Conservation Areas; Policy 9: Character and Design; Policy 14: Residential Development Within and Adjoining the Built-up Area Boundary; Policy 15: Hassocks Golf Club; and Policy 16: Land to the North of Clayton Mills and Mackie Avenue.

## 6. 4B 8(2)(D) SUSTAINABLE DEVELOPMENT

6.1. Section 4B 8(2)(d) states that a draft Neighbourhood Plan will meet the Basic Conditions if the making of the order contributes to the achievement of sustainable development.

6.2. The HNP is considered to fully comply with the aims of, and contribute to the achievement of, sustainable development, as set out in the various sections of the NPPF.

6.3. All policies contained within the Submission Version of the HNP have been tested within the SA (incorporating the requirements of the SEA) to ensure that the most sustainable policy option

has been selected. The SA appraises each policy against reasonable alternatives and then compares them to the sustainable objectives.

6.4. The HNP contributes to the achievement of sustainable development through its Strategic Objectives, Policies and Aims. The HNP comprises a balance of economic, social and environmental goals.

6.5. The environmental goal is:

- To preserve and enhance the rural character and biodiversity of the Parish and its historic buildings, maintaining gaps to neighbouring towns and villages, and having regard to the relationship of the Parish within, and part of the setting to the South Downs National Park.

6.6. The social goals are:

- To ensure all sections of the community have access to key local services; including education, health, community services, sporting, cultural, religious, performing and social clubs, groups and shops;
- To provide the opportunity for appropriately sized, affordable and sustainable housing, developed in sympathy with the village and its surroundings, built to very high standards of design, construction, energy efficiency and water management;
- To promote non-car modes of travel, including through accessibility to public transport and improvements in pedestrian and cycle safety; encouraging people to walk, cycle and ride in, and around the Parish to reface the impact of traffic in terms of congestions, pollution, parking and vehicle speeds; and to encourage the use and availability of electric vehicles; and
- To ensure the whole Parish is safe, accessible and attractive to all, acting as a gateway to the South Downs National Park, encouraging tourism, and supporting healthy lifestyles and well-being.

6.7. The economic goals are:

- To encourage economic development and job creation within the built-up area of the village; and
- To develop the centre of the village to form a distinctive social hub.

6.8. The HNP accordingly complies with, and contributes to, the achievement of sustainable development in its three limbs of economic, social and environmental.

## 7. 4B 8(2)(e) GENERAL CONFORMITY WITH THE DEVELOPMENT PLAN

- 7.1. Section 4B 8(2)(e) states that a draft Neighbourhood Plan will meet the Basic Conditions if, the making of the NP is in general conformity with the strategic policies contained in the Development Plan for the area (or any part of that area).
- 7.2. Mid Sussex District Council adopted the Mid Sussex District Plan (MSDP) 2014-2018 on the 28th March 2018. It replaces the Mid Sussex Local Plan 2004 (other than saved Local Plan policies).
- 7.3. The MSDP does not apply to that part of the District within the South Downs National Park. The South Downs National Park Authority is preparing its own Local Plan for that area. Until such time as the South Downs Local Plan is adopted, any relevant general or site specific policy in the Mid Sussex Local Plan will continue to apply to development proposals in that part of the District within the South Downs National Park.
- 7.4. The table below shows how each HNP Policy/Aim is in general conformity with the policies of the MSDP.

MSDC District Plan	Summary of Policy	General Conformity of HNP Policies
Strategic Objectives	The strategic objectives of the DP were used to test all policies of the HNP in the Sustainability Appraisal (SA).	Full conformity.
DP1: Sustainable Economic Development	<p>Sets out the total number of additional jobs required within the District over the Plan period and how this will be achieved. Provision for new employment land and premises will be made by:</p> <ul style="list-style-type: none"> <li>• allocating 25 hectares of land at Burgess Hill;</li> <li>• allocating further sites within the Site Allocation DPD; and</li> <li>• incorporating employment within large scale housing.</li> </ul> <p>Development of a Science and Technology park has been proposed to support research and development. The Coast to Capital Strategic Economic Plan identifies a broad location to the west of Burgess Hill. Policy confirms the Council would consider any such proposals taking into account a number of criteria.</p> <p>It also sets out how Neighbourhood Plans should identify the needs of local businesses and their residents for employment and allocate sufficient land within their towns and villages to meet these needs.</p>	Full conformity.
DP2: Town Centre Development	Sets out guidance for town centres; primary shopping frontages; secondary shopping frontages; sequential test for town centre uses; and local threshold for Retail Impact Assessments.	N/A to HNP.

MSDC District Plan	Summary of Policy	General Conformity of HNP Policies
<p>DP3: Village and Neighbourhood Centre Development</p>	<p>Sets out support for the development of the village centres of Crawley Down, Cuckfield, Hassocks, Hurstpierpoint and Lindfield.</p> <p>Small village centres and neighbourhood centres are defined. To support these areas, changes of use from Class A1 shop uses to other uses will be resisted. In exceptional circumstances, a change of use to Class A2, A3, A4, A5 and B1a office use, health or medical use will be permitted subject to:</p> <ul style="list-style-type: none"> <li>• it can be shown that the existing use is no longer viable;</li> <li>• is appropriate in scale and function to its location including the character and amenities of the surrounding area and will not give rise to increased problems of traffic generation and car parking; and</li> <li>• is in accordance with the relevant Neighbourhood Plan.</li> </ul>	<p>Policy 18: Village Centre.</p>
<p>DP4: Housing</p>	<p>Housing policy, setting out the housing requirement of 14,892 over the Plan period. Provision is also made of 1,498 dwellings to ensure unmet need is addressed in the Northern West Sussex Market Area.</p> <p>The Plan will deliver an average of 876 dwellings per annum (dpa) until 2023/24. Thereafter, an average of 1,090 dpa will be delivered between 2021/25 and 2030/31, subject to there being no further harm to the integrity of European Habitat Sites in Ashdown Forest.</p> <p>The Council commits to commencing preparation of a Site Allocations DPD in 2017 to be adopted in 2020.</p> <p>It sets out strategic allocations at:</p> <ul style="list-style-type: none"> <li>• North and north-west of Burgess Hill; and</li> <li>• Land north of Clayton Mills, Hassocks.</li> </ul> <p>It also sets out spatial distribution for the settlements of the District and includes a minimum requirement over Plan period and a minimum residual from 2017 onwards.</p>	<p>Policy 14: Residential Development Within and Adjoining the Built-Up Area Boundary of Hassocks</p> <p>Policy 15: Hassocks Golf Club</p> <p>Policy 16: Land to the North of Clayton Mills and Mackie Avenue</p> <p>Aim 4: Housing Mix</p> <p>Policy 17: Affordable Housing.</p>
<p>DP5: Planning to Meet Future Housing Need</p>	<p>Sets out the Council's commitment to continue to work under the "Duty-to-Cooperate" with all other neighbouring Local Authorities on an ongoing basis to address the objectively assessed need for housing across the Housing Market Areas, prioritising the Northern West Sussex HMA.</p> <p>It also sets out the Council's commitment to review the Plan starting in 2021, with submission to the Secretary of State in 2023.</p>	<p>N/A to HNP.</p>

MSDC District Plan	Summary of Policy	General Conformity of HNP Policies
DP6: Settlement Hierarchy	<p>Sets out criteria relating to development in areas within defined built-up area boundaries.</p> <p>Outside defined built-up areas, the expansion of settlements will be supported where:</p> <ul style="list-style-type: none"> <li>• the site is allocated in the District Plan, a Neighbourhood Plan or subsequent Development Plan Document or where the proposed development is for fewer than 10 dwellings;</li> <li>• the site is contiguous with an existing built-up area of the settlement; and</li> <li>• the development is demonstrated to be sustainable, including by reference to the settlement hierarchy.</li> </ul> <p>Sets out the settlement hierarchy of the District.</p>	<p>Policy 1: Local Gaps</p> <p>Policy 14: Residential Development Within and Adjoining the Built-Up area Boundary of Hassocks.</p>
DP7: General Principles for Strategic Development at Burgess Hill	Relates to general principles for strategic development at Burgess Hill.	N/A to HNP.
DP8: Strategic Allocation to the East of Burgess Hill at Kings Way.	Relates to the strategic allocation to the east of Burgess Hill at Kings Way.	N/A to HNP.
DP9: Strategic Allocation to the North and North West of Burgess Hill	Relates to the strategic allocation to the north and north west of Burgess Hill.	N/A to HNP.
DP10: Strategic Allocation to the East of Pease Pottage	Relates to strategic allocation at Pease Pottage.	N/A to HNP.
DP11: Strategic Allocation to the North of Clayton Mills, Hassocks	Relates to the strategic allocation to the north of Clayton Mills, Hassocks.	Policy 16: Land to the North of Clayton Mills and Mackie Avenue.

MSDC District Plan	Summary of Policy	General Conformity of HNP Polices
<p>DP12: Protection and Enhancement of Countryside</p>	<p>The countryside will be protected in recognition of its intrinsic character and beauty.</p> <p>Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains, or where possible enhances the quality of the rural and landscape character of the District, and:</p> <ul style="list-style-type: none"> <li>• It is necessary for the purposes of agriculture; and</li> <li>• It is supported by a specific policy reference elsewhere in the Plan, a Development Plan or relevant Neighbourhood Plan.</li> </ul> <p>Agricultural land of Grade 3a and above will be protected from non-agricultural development.</p> <p>Landscape evidence will be used to assess the impact of development proposals on the quality of rural and landscape character.</p> <p>Built-up area boundaries are subject to review by Neighbourhood Plans or through a Site Allocations Development Plan Document.</p> <p>Economically viable mineral reserves within the District will be safeguarded.</p>	<p>Policy 1: Local Gaps</p> <p>Policy 6: Development Proposals Affecting the South Downs National Park</p> <p>Policy 9: Character And Design</p> <p>Policy 14: Residential Development Within and Adjoining the Built-up Area Boundary of Hassocks</p> <p>Policy 15: Hassocks Golf Club</p> <p>Policy 16: Land to the North of Clayton Mills and Mackie Avenue.</p>
<p>DP13: Preventing Coalescence</p>	<p>The individual towns and villages in the District each have their own unique characteristics. It is important that the separate identity is maintained. When travelling between settlements people should have a sense that they have left one before arriving at the next.</p> <p>Provided it is not in conflict with Policy DP12: Protection and Enhancement of the Countryside. Development will be permitted if it does not result in the coalescence of settlements which harms the separate identity and amenity of settlements, such as visually or by an increase in activity which has an urbanising effect on the area between settlements.</p> <p>Local Gaps can be identified in Neighbourhood Plans or Site Allocation Development Plans, where there is robust evidence that development within the Gap would individually or cumulatively result in coalescence and the loss of the separate identity and amenity of nearby settlements. Evidence must demonstrate that existing local and national policies cannot provide the necessary protection.</p>	<p>Policy 1: Local Gaps</p> <p>Policy 14: Residential Development Within and Adjoining the Built-Up Area Boundary of Hassocks.</p>

MSDC District Plan	Summary of Policy	General Conformity of HNP Polices
<p>DP14: Sustainable Rural Development and the Rural Economy</p>	<p>Seeks to permit sustainable rural development provided it is not in conflict with Policy DP12 Protection and Enhancement of the Countryside and DP13 Preventing Coalescence.</p> <p>New small-scale economic development, including tourism related development, within the countryside (defined as the area outside of built-up area boundaries as per the Policies Map) will be permitted provided:</p> <ul style="list-style-type: none"> <li>• It supports sustainable growth and the vitality of the rural economy; and</li> <li>• It utilises previously developed sites (where possible).</li> </ul> <p>Diversification of activities on existing farm units will be permitted provided:</p> <ul style="list-style-type: none"> <li>• They are of a scale which is consistent to the location of the farm holding; and</li> <li>• They would not prejudice the agricultural use of a unit.</li> </ul> <p>The re-use and adaption of rural buildings for business or tourism use in the countryside will be permitted provided:</p> <ul style="list-style-type: none"> <li>• the building is of permanent construction and capable of re-use without substantial reconstruction or extensive alteration;</li> <li>• the appearance and setting is not materially altered; and</li> <li>• it is not a recently constructed agricultural building which has not been, or has been little used, for its original purpose.</li> </ul>	<p>Policy 9: Character and Design</p> <p>Policy 18: Village Centre</p> <p>Policy 19: Tourism.</p>
<p>DP15: New Homes in the Countryside</p>	<p>Permits new homes in the countryside, subject to a range of criteria.</p> <p>Permanent agricultural dwellings will only be permitted to support existing agricultural activities on well-established agricultural units subject to a range of criteria.</p> <p>Temporary agricultural dwellings should normally be provided by temporary accommodation.</p> <p>Applications for the removal of agricultural occupancy conditions will only be permitted subject to criteria.</p> <p>New “granny annexes” that are physically separate to the dwelling are subject to the same requirements as above.</p> <p>Re-use of rural buildings for residential use will be permitted subject to criteria.</p> <p>Replacement dwellings in the countryside will be permitted subject to criteria.</p>	<p>Policy 6: Development Proposals Affecting the South Downs National Park</p> <p>Policy 9: Character and Design</p> <p>Policy 14: Residential Development Within and Adjoining the Built-Up Area Boundary of Hassocks</p> <p>Policy 15: Hassocks Golf Club</p> <p>Policy 16: Land to the North of Clayton Mills and Mackie Avenue.</p>

MSDC District Plan	Summary of Policy	General Conformity of HNP Policies
DP16: High Weald Area of Outstanding Natural Beauty.	<p>Relates to the High Weald AONB where development will only be permitted where it conserves or enhances natural beauty and has regard to the High Weald AONB Management Plan.</p> <p>Small scale proposals which support the economy and social well-being of the AONB will be supported provided that they are compatible with the conservation and enhancement of natural beauty.</p> <p>Development on land that contributes to the setting of the AONB will only be permitted where it does not detract from the visual qualities and essential characteristics of the AONB, and should not adversely affect the views into, and out of the AONB by virtue of its location or design.</p>	N/A to HNP.
DP17: Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC)	<p>Relates to the Ashdown Forest Special Protection Area. In order to prevent adverse effects on the Ashdown Forest SPA and SAC, new development likely to have a significant effect, either alone or in combination with other development, will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects.</p> <p>Within a 400m buffer zone, residential development will not be permitted.</p> <p>Within 7km zone of influence, residential development leading to a net increase in dwellings will be required to contribute to mitigation through:</p> <ul style="list-style-type: none"> <li>• provision of suitable alternative natural greenspace; and</li> <li>• a financial contribution to the Ashdown Forest Strategic Access Management and Monitoring (SAMM) Strategy.</li> </ul> <p>Large schemes proposed adjacent, or close to the boundary of the 7km influence may require mitigation for the SPA.</p> <p>Bespoke mitigation will need to be in place before occupation and must be managed and maintained in perpetuity.</p>	Policy relied upon at a District level.
DP18: Setting of the South Downs National Park.	Relates to development within land that contributes to the setting of the SDNP.	Policy 6: Development Proposals Affecting the South Downs National Park.
DP19: Sustainable Tourism	Supports sustainable tourism, subject to a range of criteria.	Policy 19: Tourism.

MSDC District Plan	Summary of Policy	General Conformity of HNP Policies
<p>DP20: Securing Infrastructure</p>	<p>The Council will expect developers to provide for, or contribute towards, the infrastructure and mitigation measures made necessary by their development proposals through:</p> <ul style="list-style-type: none"> <li>• appropriate on site mitigation and infrastructure;</li> <li>• the use of planning obligations; and</li> <li>• the Community Infrastructure Levy (CIL), when it is in place.</li> </ul> <p>It confirms planning obligations can be used subject to criteria. It confirms financial contributions will not be sought through planning obligations if 5 or more obligations for that project or type of infrastructure have already been entered into since 06 April 2010, or if it is a type of infrastructure that is funded by the CIL.</p>	<p>Policy 3: Green Infrastructure</p> <p>Policy 10: Protection of Open Space</p> <p>Policy 11: Outdoor Play Space</p> <p>Policy 12: Community Facilities</p> <p>Aim 1: Assets of Community Value</p> <p>Policy 13: Education Provision</p> <p>Aim 2: Education Facilities</p> <p>Aim 3: Healthcare Facilities</p> <p>Policy 15: Hassocks Golf Club</p> <p>Policy 16: Land to the North of Clayton Mills and Mackie Avenue.</p>
<p>DP21: Transport</p>	<p>Seeks to support the requirements of the West Sussex Local Transport Plan 2011-2026.</p> <p>Neighbourhood Plans can set local standards for car parking provision provided that it is justified by evidence.</p>	<p>Aim 5: Non-Car Route Ways</p> <p>Aim 6: Public Transport</p> <p>Aim 7: Traffic and Accessibility.</p>
<p>DP22: Rights of Way and other Recreational Routes</p>	<p>Rights of way and recreational routes will be protected by ensuring development does not result in the loss of, or adversely affect, a right of way or other recreational routes unless a new resource is provided which is of at least an equivalent value. Policy encourages access to the countryside.</p>	<p>Aim 5: Non-Car Route Ways</p> <p>Aim 7: Traffic and Accessibility.</p>

MSDC District Plan	Summary of Policy	General Conformity of HNP Polices
<p>DP23: Communication Infrastructure</p>	<p>The Council will encourage the incorporation of digital infrastructure.</p> <p>The expansion of the electronic communication network will be supported.</p> <p>When considering proposals for new telecommunication equipment a number of criteria will be taken into account.</p> <p>When considering proposals for new telecommunication development regard will be given to the operational requirements of telecommunications networks and the technical limitation of the technology.</p>	<p>Policy relied upon at a District level.</p>
<p>DP24: Leisure and Cultural Facilities and Activities</p>	<p>Development that provides new and/or enhanced leisure and cultural activities and facilities, including allotments, in accordance with the strategic aims of the Leisure and Cultural Strategy for Mid Sussex will be supported.</p> <p>Sites for appropriate leisure and cultural facilities to meet local needs will be identified through Neighbourhood Plans or other appropriate planning documents.</p> <p>Proposals that involve the loss of cultural facilities, open space, sports and recreational buildings and land, including playing fields, will not be supported subject to criteria.</p>	<p>Policy 2: Local Green Spaces</p> <p>Policy 10: Protection of Open Space</p> <p>Policy 11: Outdoor Play Space</p> <p>Policy 12: Community Facilities</p> <p>Aim 1: Assets of Community Value.</p>
<p>DP25: Community Facilities and Local Services</p>	<p>The provision or improvement of community facilities and local services that contribute to creating sustainable communities will be supported.</p> <p>Proposals which involve the loss of a community facility, evidence will need to be provided to justify the loss.</p> <p>On site provision of new community facilities will be required on larger developments. Further information about the provision, including standards will be set out in a Supplementary Planning Document.</p> <p>Community facilities and local services to meet local needs will be identified through Neighbourhood Plans or other appropriate planning documents.</p>	<p>Policy 2: Local Green Spaces</p> <p>Policy 10: Protection of Open Space</p> <p>Policy 11: Outdoor Play Space</p> <p>Policy 12: Community Facilities</p> <p>Aim 1: Assets of Community Value</p> <p>Policy 13: Education Provision</p> <p>Aim 2: Education Facilities</p> <p>Aim 3: Healthcare Facilities.</p>

MSDC District Plan	Summary of Policy	General Conformity of HNP Policies
<p>DP26: Character and Design</p>	<p>All development, including alterations and extensions to existing buildings, and replacement dwellings will be well designed, reflect the distinctive character of the towns and villages, while being sensitive to the countryside. Applicants will be required to demonstrate compliance with a number of criteria.</p>	<p>Policy 7: Development in Conservation Areas</p> <p>Policy 9: Character and Design</p> <p>Policy 14: Residential Development Within and Adjoining the Built-Up Area Boundary of Hassocks</p> <p>Policy 15: Hassocks Golf Club</p> <p>Policy 16: Land to the North of Clayton Mills and Mackie Avenue.</p>
<p>DP27: Dwelling Space Standards</p>	<p>Minimum standards for internal floor space and storage space will be applied to new development. These standards are applicable to:</p> <ul style="list-style-type: none"> <li>• Open market dwellings and affordable housing;</li> <li>• The full range of dwelling types; and</li> <li>• Dwellings created through subdivision or conversion.</li> </ul> <p>All dwellings will be required to meet these standards other than in exceptional circumstances, where clear evidence will need to be provided to show that the internal form or special features prevent some of the requirements being met.</p>	<p>Policy 9: Character and Design</p> <p>Policy 14: Residential Development Within and Adjoining the Built-Up Area Boundary of Hassocks</p> <p>Policy 15: Hassocks Golf Club</p> <p>Policy 16: Land to the North of Clayton Mills and Mackie Avenue</p> <p>Aim 4: Housing Mix</p> <p>Policy 17: Affordable Housing.</p>

MSDC District Plan	Summary of Policy	General Conformity of HNP Policies
<p>DP28: Accessibility</p>	<p>All development will be required to meet high standards of accessibility so that all users can use them safely and easily.</p> <p>With respect to listed buildings, meeting standards of accessibility should ensure that the impact on the integrity of the building is minimised.</p> <p>Developments of 5 or more dwellings will be expected to make provision for 20% of dwellings to meet Category 2 – accessible and adaptable dwellings under Building Regulations. A number of exceptions are listed.</p> <p>Category 3 – Wheelchair-user dwellings will be required for a reasonable proportion of affordable homes, generally 4%.</p> <p>The requirement will also apply to private extra care, assisted living or other such schemes.</p>	<p>Aim 4: Housing Mix.</p>
<p>DP29: Noise, Air and Light Pollution</p>	<p>Sets out how the quality of people’s life will be protected from unacceptable levels of noise, light, and air pollution by only permitting development where: noise pollution, light pollution and air pollution is satisfied.</p>	<p>Policy 6: Development Proposals Affecting the South Downs National Park</p> <p>Policy 8: Air Quality Management</p>
<p>DP30: Housing Mix</p>	<p>To support sustainable communities, housing development will:</p> <ul style="list-style-type: none"> <li>• Provide a mix of dwelling types and sizes from new development (including affordable housing) that reflects current and future local housing needs;</li> <li>• Include provision to meet the needs of different groups in the community including older people, and vulnerable groups. This could include bungalows and other forms of suitable accommodation; and</li> <li>• On strategic sites, provide permanent pitches for Gypsies and Travellers and Travelling Showpeople.</li> </ul> <p>If a shortfall is identified in the supply of specialist accommodation and care homes falling within Use Class C2 to meet demand in the District, the Council will consider allocating sites for such use through a Site Allocations Document.</p> <p>Evidence of housing need will be based on the best available evidence (including local evidence provided to support Neighbourhood Plans).</p>	<p>Aim 4: Housing Mix</p> <p>Policy 14: Residential Development Within and Adjoining the Built-Up Area Boundary of Hassocks</p> <p>Policy 15: Hassocks Golf Club</p> <p>Policy 16: Land to the North of Clayton Mills and Mackie Avenue.</p>

MSDC District Plan	Summary of Policy	General Conformity of HNP Policies
<p>DP31: Affordable Housing</p>	<p>The Council will require the following percentage of affordable housing:</p> <ul style="list-style-type: none"> <li>• A minimum of 30% affordable housing provision on all residential development providing 11 dwellings or more, or a maximum combined gross floorspace of more than 1,000m<sup>2</sup>.</li> <li>• For residential developments in the High Weald AONB providing 6-10 dwellings, a commuted payment towards off-site provision, equivalent to providing 30% on-site affordable housing.</li> <li>• On sites where the most recent use has been affordable housing, as a minimum, the same number of affordable homes should be re-provided, in accordance with current mix and tenure requirements.</li> <li>• A mix of tenure of affordable housing, normally approximately 75% social or affordable rented homes, with the remaining 25% for intermediate homes, unless the best available evidence supports a different mix.</li> </ul> <p>All affordable housing should be integrated with market housing and meet national technical standards for housing.</p> <p>Proposals that do not meet these requirements will be refused unless significant clear evidence demonstrates to the Council's satisfaction that the site cannot support the required affordable housing from a viability and deliverability perspective.</p> <p>Viability should be set out in an independent viability assessment, which will involve an open book approach.</p>	<p>Policy 14: Residential Development Within and Adjoining the Built-Up Area Boundary of Hassocks</p> <p>Policy 15: Hassocks Golf Club</p> <p>Policy 16: Land to the North of Clayton Mills and Mackie Avenue</p> <p>Policy 17: Affordable Housing.</p>
<p>DP32: Rural Exception Sites</p>	<p>Sets out criteria for permitting rural exceptions sites for affordable housing.</p>	<p>N/A to HNP.</p>
<p>DP33: Gypsies, Travellers and Travelling Showpeople</p>	<p>Sets out the Council's approach to the provision of gypsies, travellers, and travelling showpeople accommodation.</p>	<p>Policy 16: Land to the North of Clayton Mills and Mackie Avenue</p>
<p>DP34: Listed Building and Other Heritage Assets</p>	<p>Relates to protection of listed buildings and other heritage assets.</p>	<p>Policy 7: Development in Conservation Areas</p> <p>Policy 9: Character and Design.</p>

MSDC District Plan	Summary of Policy	General Conformity of HNP Policies
DP35: Conservation Areas	<p>Development in a Conservation Area will be required to conserve or enhance its special character, appearance and range of activities which contribute to it. This will be achieved through a number of measures.</p> <p>Development will also protect the setting of the Conservation Area and in particular, views into and out of the area.</p> <p>New buildings of outstanding or innovative design may be acceptable in Conservation Areas provided that their impact would not cause material harm to the area.</p>	<p>Policy 7: Development in Conservation Areas</p> <p>Policy 9: Character and Design.</p>
DP36: Historic Parks and Gardens	Relates to protection of historic parks and gardens.	N/A to HNP.
DP37: Trees, Woodland and Hedgerows	Relates to the protection and enhancement of trees, woodland and hedgerows and encourage new planting.	Policy 3: Green Infrastructure.
DP38: Biodiversity	Relates to the protection and enhancement of biodiversity.	<p>Policy 3: Green Infrastructure</p> <p>Policy 14: Residential Development Within and Adjoining the Built-Up Area Boundary of Hassocks</p> <p>Policy 15: Hassocks Golf Club</p> <p>Policy 16: Land to the North of Clayton Mills and Mackie Avenue.</p>
DP39: Sustainable Design and Construction	Requires all development proposals to seek to improve the sustainability of development and should, where appropriate and feasible according to the type and size of development and location, incorporate a number of measures.	<p>Policy 5: Enabling Zero Carbon</p> <p>Policy 9: Character and Design.</p>
DP40: Renewable Energy Schemes	Relates to large and small scale energy related schemes.	Policy 5: Enabling Zero Carbon.

MSDC District Plan	Summary of Policy	General Conformity of HNP Policies
<p>DP41: Flood Risk and Drainage</p>	<p>Development proposals will need to follow a sequential risk-based approach to ensure development is safe across its lifetime and not increase the risk of flooding elsewhere.</p> <p>The Council's Strategic Flood Risk Assessment (SFRA), should be used to identify areas at present and future flood risk from a range of sources including fluvial, surface water, groundwater, infrastructure and reservoirs.</p> <p>Particular attention will be paid to those areas of the District that have experienced flooding in the past and proposals for development should seek to reduce the risk of flooding.</p> <p>Sustainable drainage system should be implemented in all new developments of 10 dwellings or more.</p> <p>Any surface water draining to the foul sewer must be disconnected and managed through SuDS following the remediation of any previously contaminated land.</p> <p>SuDS should be sensitively designed and located to promote improved biodiversity, an enhanced landscape and good quality spaces that improve public amenities in the area, where possible.</p> <p>The preferred hierarchy of managing surface water drainage is set out.</p> <p>Land considered to be required for current and future flood management will be safeguarded.</p>	<p>Policy 4: Managing Surface Water.</p>
<p>DP42: Water Infrastructure and the Water Environment</p>	<p>New development proposals must be in accordance with the objectives of the Water Framework Directive, and accord with the findings of the Gatwick Sub Region Water Cycle Study with respect to water quality, water supply and wastewater treatment and consequently the optional requirement under Building Regulations.</p> <p>Development must meet water consumption standards.</p> <p>Development proposals which increase the demand for off-site service infrastructure will be permitted subject to the criteria.</p> <p>Development should connect to a public sewage treatment works. If this is not feasible, proposals should be supported by sufficient information to understand the potential implications for the water environment.</p> <p>Development or expansion of water supply or sewerage/sewage treatment facilities will normally be permitted.</p>	<p>Policy 3: Green Infrastructure</p> <p>Policy 4: Managing Surface Water.</p>

7.5. The table below sets out which policies in the Mid Sussex Local Plan 2004 will continue to be saved. The policies will remain in place until they are implemented or until superseded by a subsequent Neighbourhood Plan or an appropriate planning document.

MSDC Saved Local Plan Policy		General Conformity of HNP Policies
Burgess Hill	BH1 Open Air Market, Cyprus Road	N/A to HNP
	BH2 The Oaks Centre, Junction Road	N/A to HNP
	BH3 Station Yard and Car Park Burgess Hill	N/A to HNP
East Grinstead	EG2 The Portlands	N/A to HNP
	EG5 East Grinstead Lawn Tennis Club	N/A to HNP
	EG8 Stonequarry Woods	N/A to HNP
Haywards Heath	HH11 Land North of Rookery Farm	N/A to HNP
Pease Pottage	PP1 Hemsley Nursery- Residential (implemented) and Public Open Space (not implemented)	N/A to HNP
Turners Hill	TH1 Land at Clock Field	N/A to HNP
Rural Areas	RA2 Rowfant Business Centre	N/A to HNP

## 8. MID SUSSEX LOCAL PLAN

- 8.1. For those areas in the Parish which lie within the South Downs National Park, until such time as the South Downs Local Plan is adopted, any relevant general, or site specific policy in the Mid Sussex Local Plan will continue to apply to development proposals in that part of the District within the South Downs National Park.
- 8.2. The table below shows how each HNP Policy/Aim is in general conformity with the policies of the Mid Sussex Local Plan.

MSDC LP Policy	Summary of Policy (including comments on relevance where necessary)	General Conformity of HNP Policies
G1	Development will not be permitted where it would: <ul style="list-style-type: none"> <li>(a) Cause irretrievable or irreplaceable loss of significant natural, created or social assets;</li> <li>(b) Cause unacceptable environmental damage;</li> <li>(c) Cause unacceptable disturbance or nuisance; and</li> <li>(d) Be inefficient in its use of resources, including water and energy.</li> </ul>	HNP as a whole.
G2	Development will be expected to: <ul style="list-style-type: none"> <li>(a) Make efficient use of derelict or vacant land or buildings within built-up areas before using Greenfield sites;</li> <li>(b) Be efficient in the use of land in terms of density;</li> <li>(c) Meet high standards of design, construction and layout;</li> <li>(d) Include provision, where appropriate for adequate open space;</li> <li>(e) Be accessible by a choice of means of transport and not rely solely for access on the private car; and</li> <li>(f) Create high quality landscape settings including, where appropriate, wildlife habitats.</li> </ul>	HNP as a whole.
G3	Ensure adequate infrastructure is provided with new development.	Policy 14: Residential Development Within and Adjoining the Built-Up Area Boundary of Hassocks  Policy 15: Hassocks Golf Club  Policy 16: Land to the North of Clayton Mills and Mackie Avenue.

MSDC LP Policy	Summary of Policy (including comments on relevance where necessary)	General Conformity of HNP Policies
C1	The policy seeks to firmly resist development beyond existing built-up area boundaries.	Policy 1: Local Gaps Policy 14: Residential Development Within and Adjoining the Built-Up Area Boundary of Hassocks.
C2	A strategic gap is defined between Burgess Hill and Hurstpierpoint/Keymer/Hassocks. Development will not be permitted unless it: (a) Is necessary for the purposes of agricultural or another rural use; (b) Makes a valuable contribution to the landscape and amenity of the gap and enhances its value as open countryside; (c) Would not compromise individually, or cumulatively, the objective and fundamental integrity of the gap.	Policy 1: Local Gaps Policy 14: Residential Development Within and Adjoining the Built-Up Area Boundary of Hassocks.
C3	A local gap is defined between Hurstpierpoint, Albourne and Sayers Common, and Hurstpierpoint and Hassocks. Development will not be permitted unless it complies with the same criteria as C2.	Policy 1: Local Gaps Policy 14: Residential Development Within and Adjoining the Built-Up Area Boundary of Hassocks.
C4	Relates to the High Weald AONB. The Sussex Downs AONB no longer exists having been replaced by the SDNP.	N/A.
C5	Aims to protect designated sites of nature conservation importance or areas which are important in the landscape and natural habitats from inappropriate development and seek enhancements.	Policy 3: Green Infrastructure.
C6	Development resulting in the loss of woodlands, hedgerows and trees which are important in the landscape, or as natural habitats, or historically, will be resisted.	Policy 3: Green Infrastructure.
C7	Deleted Policy.	N/A.
C8	Seeks to use Article 4 Directions to control changes to agricultural practice that affect the character and appearance of the countryside.	Policy relied upon at District level.
C9	Proposals involving the incorporation of agricultural land or other open land into residential curtilages will not be permitted where it is considered that such a change would result in a reduction in the character of the locality.	Policy relied upon at District level.
C10	Relates to Agricultural planning permission and prior notification applications.	Policy relied upon at District level.

MSDC LP Policy	Summary of Policy (including comments on relevance where necessary)	General Conformity of HNP Policies
C11	Relates to livestock buildings.	Policy relied upon at District level.
C12	Relates to diversification of existing farm units. Seeks to allow this, subject to protection and enhancement of the countryside.	Policy relied upon at District level.
C13	Allows conversion and re-use of rural buildings in countryside locations, subject to a range of criteria.	Policy relied upon at District level.
C14	Relates to the re-use of institutional buildings in the countryside for new uses.	Policy relied upon at District level.
C15	Relates to the extension of institutional buildings in the countryside.	Policy relied upon at District level.
B1	A high standard of design, construction and layout will be expected in new buildings, including alterations and extensions. Subject to compliance with a range of criteria.	<p>Policy 9: Character and Design</p> <p>Policy 14: Residential Development Within and Adjoining the Built-Up Area Boundary of Hassocks</p> <p>Policy 15: Hassocks Golf Club</p> <p>Policy 16: Land to the North of Clayton Mills and Mackie Avenue.</p>
B2	<p>Where new residential estate development is proposed, there will be an additional requirement to:</p> <ul style="list-style-type: none"> <li>a) Establish a design concept for the layout of the estate;</li> <li>b) Introduce a variety of design types;</li> <li>c) Provide cohesion by using materials and design styles which reflect the local distinctiveness of building in the area;</li> <li>d) Link areas of open space and play areas within the site by footways and cycleways;</li> <li>e) Establish a co-ordinated network of footpaths and cycleways within, and up to the fringes of the site, to reduce distances to walk and cycle to shops, schools, bus stops and other community facilities;</li> <li>f) Ensure the estate layout is not visually dominated by roads and car parking areas; and</li> <li>g) Build walls to match the materials used for dwellings where it is necessary to screen private areas from public view.</li> </ul>	<p>Policy 15: Hassocks Golf Club</p> <p>Policy 16: Land to the North of Clayton Mills and Mackie Avenue</p>

MSDC LP Policy	Summary of Policy (including comments on relevance where necessary)	General Conformity of HNP Policies
B3	Seeks to ensure that developments, extensions and change of use do not negatively impact on neighbouring amenities through noise, disturbance, loss of privacy, overlooking, reduction in sunlight and outlook.	Policy 9: Character and Design.
B4	All new development proposals should have regard to maximising opportunities for energy efficiency, efficient use of water and natural drainage, and ensure adequate levels of daylight and sunlight are achieved.	Policy 4: Managing Surface Water Policy 5: Enabling Zero Carbon Policy 9: Character and Design.
B5	Relates to disabled access for all buildings that will have public access.	Policy relied upon at District level.
B6	Proposals for development which would result in the loss of areas of public or private open space of particular importance to the locality by virtue of their recreational, historical, conservation, wildlife or amenity value will not be permitted. Where such open space is to be lost to development, for whatever reason, appropriate alternative provision may be sought elsewhere.	Policy 10: Protection of Open Space Policy 11: Outdoor Play Space Policy 12: Community Facilities.
B7	Resist the loss of trees which are of significant public amenity value.	Policy 3: Green Infrastructure.
B8	Encourages the provision of works of art within development schemes. Policy out of date as per the Community Infrastructure Levy 2010 Act.	N/A.
B9	Layout of new development should minimise the risk of crime.	Policy 9: Character and Design.
B10	Aims to protect listed buildings and their settings.	Policy 7: Development in Conservation Areas.
B11	Seeks to find viable uses for buildings of intrinsic architectural value or historic merit which make a positive contribution to the street scene.	Policy relied upon at District level.
B12	The protection of the special character and appearance of each Conservation Area will receive high priority.  When development in a Conservation Area is permitted, the retention or reinstatement of original features including walls and banks, and the removal of any unsympathetic features may be required.	Policy 7: Development in Conservation Areas Policy 9: Character and Design.
B13	Resists demolition of buildings in Conservation Areas, unless there are exceptional circumstances.	Policy relied upon at District level.

MSDC LP Policy	Summary of Policy (including comments on relevance where necessary)	General Conformity of HNP Policies
B14	New pavements, roads and other surfaces in Conservation Areas will normally be permitted where the development reflects the traditional scale and configuration of streets and public spaces.	Policy 7: Development in Conservation Areas.
B15	Development affecting the setting of a Conservation Area should be sympathetic to, and should not adversely affect its character and appearance.	Policy 7: Development in Conservation Areas  Policy 9: Character and Design.
B16	When determining applications for development in an Area of Townscape Character, particular regard will be had to the impact on the character and appearance of the area. Development in an Area of Townscape Character should retain features important to the character of the area.	Policy 7: Development in Conservation Areas  Policy 9: Character and Design.
B17	The important features, including trees, of a registered park, or park or garden of special local historic interest will be protected.	Policy relied upon at District level.
B18	Sites of archaeological interest and their settings will be protected and enhanced where possible.	Policy relied upon at District level.
B19	Advertisements which are detrimental to the visual amenity of an area, or would adversely affect public safety, will not be permitted.	Policy relied upon at District level.
B20	Within Conservation Areas and on Listed Buildings, consent for any illuminated sign will be granted only where it is of a discrete nature and does not cause detriment to the character and appearance of the Conservation Area and/or Listed Building.	Policy 7: Development in Conservation Areas  Policy 9: Character and Design.
B21	Restricts adverts in countryside and in particular the AONB.	Policy relied upon at District level.
B22	The impact on the street scene of any shopfront security measures should be minimised, particularly when a proposal affects a Conservation Area and/or Listed Building.	Policy relied upon at District level.

MSDC LP Policy	Summary of Policy (including comments on relevance where necessary)	General Conformity of HNP Policies
B23	Proposals for new developments, including roads, should be designed, located and controlled to minimise the impact of noise on neighbouring properties and the surrounding environment in order to protect the environment and residential amenity.	<p>Policy 14: Residential Development Within and Adjoining the Built-Up Area Boundary of Hassocks</p> <p>Policy 15: Hassocks Golf Club</p> <p>Policy 16: Land to the North of Clayton Mills and Mackie Avenue</p> <p>Aim 5: Non-Car Route Ways</p> <p>Aim 7: Traffic and Accessibility.</p>
B24	All new lighting proposals that require planning permission should be kept to the minimum necessary, both in terms of intensity and in terms of the number of fittings proposed.	Policy relied upon at District level.
B25	Satellite television dish proposals that require planning permission for their installation and siting must be located to ensure their impact is minimised.	Policy relied upon at District level.
H1	Total new housing requirement until 2006. This Policy requirement has now expired.	N/A.
H2	<p>New housing developments shall include a mix of dwelling types, sizes and affordability and shall ensure that efficient use is made of land. Proposals should:</p> <ul style="list-style-type: none"> <li>(a) Take account of the local housing needs and site characteristics;</li> <li>(b) Be provided at an average net density of at least 30 dwellings per hectare, where appropriate;</li> <li>(c) Include a significant proportion of affordable housing (as required by policy H4);</li> <li>(d) Include a significant proportion of smaller dwellings; and</li> <li>(e) Meet the requirements of design policies B1 and B2.</li> </ul> <p>Proposals which, by virtue of design, layout or size, are likely to give rise to unsatisfactory living conditions such as overcrowding or lack of privacy, will be refused.</p>	<p>Policy 9: Character and Design</p> <p>Policy 14: Residential Development Within and Adjoining the Built-Up Area Boundary of Hassocks</p> <p>Policy 15: Hassocks Golf Club</p> <p>Policy 16: Land to the North of Clayton Mills and Mackie Avenue</p> <p>Aim 4: Housing Mix</p> <p>Policy 17: Affordable Housing.</p>

MSDC LP Policy	Summary of Policy (including comments on relevance where necessary)	General Conformity of HNP Policies
H3	Within defined built-up areas permission will be given to proposals for residential development.	Policy 14: Residential Development Within and Adjoining the Built-Up Area Boundary of Hassocks.
H4	Requires affordable housing threshold against up-to-date needs assessments. Policy is now considered out of date.	N/A.
H5	In exceptional circumstances additional land may be released outside the built-up areas for housebuilding carried out by the Local Housing Authority & Registered Social Landlords.	Policy relied upon at District level.
H6	The net loss of residential accommodation (by change of use or redevelopment) will not be permitted unless there are special circumstances.	Policy relied upon at District level.
H7	Proposals for sheltered housing accommodation for the elderly will be permitted.	Policy relied upon at District level.
H8	Within the built-up area proposals for changes of use to nursing or residential care homes or extensions to such homes, will only be permitted where development would not cause a loss of residential amenity, particularly in terms of increased vehicle movements.	Policy relied upon at District level.
H9	Set out requirements for residential extensions.	Policy relied upon at District level.
H10	Set out when conversion of existing houses into flats will be permitted.	Policy relied upon at District level.
H11	Outside the defined built-up area boundaries proposals for new housing development for agricultural or forestry workers will be permitted where it can be demonstrated that there is a proven and overriding need for the dwelling to be in such a location, that it is of an appropriate size, and that it forms part of a viable agricultural or forestry holding.	Policy relied upon at a District level.
H12	Sets out policy requirements for replacement of single dwellings in rural locations.	Policy relied upon at District level.
H13	Sets out policy requirements for residential extensions to properties in rural locations.	Policy relied upon at District level.
H14	Proposal for sites for gypsies will be permitted subject to a range of criteria.	Policy relied upon at District level.
H15	Safeguards existing gypsy sites.	Policy relied upon at District level.

MSDC LP Policy	Summary of Policy (including comments on relevance where necessary)	General Conformity of HNP Polices
H16	Sets out policy requirements for traveling showpeople.	Policy relied upon at District level.
E1	Strategic policy for economic expansion of allocated sites. Policy is now considered out of date.	N/A.
E2	Other than in exceptional circumstances, such as where an existing business use is inappropriately located, or where new development will bring about wider community benefit, proposals for redevelopment or changes of use which would result in the loss of existing business floorspace will not be permitted.	Policy relied upon at District level.
E3	Proposals for storage and warehousing development on existing industrial land or in suitable existing buildings will be permitted where they are of an appropriate scale and character, and where access and highway criteria can be met.	Policy relied upon at District level.
E4	Sets out considerations on new location of business space in relation to residential properties.	Policy relied upon at District level.
E5	Set out requirements for additional units at allocated sites.	N/A.
E6	In order to meet demands for local employment permission will be given to proposals for new business development in appropriate locations within the defined built-up areas of the villages in the District.	Policy 18: Village Centre Policy 19: Tourism.
E7	Provides policy requirements for new business uses outside the defined built-up area boundaries.	Policy 19: Tourism.
S1	Relates to improved strategic shopping sites. None fall within HNP Area.	N/A.
S2	Sets out policy requirements for new shopping facilities of over 500 Sq.m.	Policy relied upon at District level.
S3	Within primary shopping frontages change of use to Class A2 financial and professional services or A3 food and drink uses will be permitted subject to a range of criteria.	Policy relied upon at District level.
S4	Within secondary shopping frontages change of use to Class A2 financial and professional services or A3 food and drink uses will be permitted subject to a range of criteria.	Policy relied upon at District level.
S5	Changes of use of vacant premises above ground floor level in primary and secondary shopping frontages to residential or B1a office will be permitted, subject to satisfactory access arrangements being made available.	Policy relied upon at District level.
S6	Sets out criteria for new out of centre retail.	Policy relied upon at District level.

MSDC LP Policy	Summary of Policy (including comments on relevance where necessary)	General Conformity of HNP Policies
S7	In order to maintain the range and availability of local shopping facilities changes of use from Class A1 shop use to other uses will be resisted in the villages and in neighbourhood centres.	Policy relied upon at District level.
S8	Proposals for new or enhanced shopping facilities on edge-of-town centre sites, which are contiguous to, or within easy walking distance of an existing shopping centre will need to meet a range of criteria.	Policy relied upon at District level.
S9	Sets out requirements for out of centre retail developments.	Policy relied upon at District level.
S10	Policy specifically for new garden centres and farm shops in rural locations.	Policy relied upon at District level.
T1	Strategic policy for new road in Haywards Heath.	N/A.
T2	Strategic policy for improvements to A23.	N/A.
T3	Proposals for development which would give rise to significant movements of freight within the villages or on roads not designed to accommodate Heavy Goods Vehicles will not be permitted and the Council will object to applications for operating site licenses where it considers the site to be unsuitable.	Policy relied upon at District level.
T4	Sets out sustainability requirements for new developments.	<p>Policy 5: Enabling Zero Carbon</p> <p>Policy 9: Character and Design</p> <p>Policy 14: Residential Development Within and Adjoining the Built-Up Area Boundary of Hassocks</p> <p>Policy 15: Hassocks Golf Club</p> <p>Policy 16: Land to the North of Clayton Mills and Mackie Avenue.</p>
T5	Sets out on site parking standards for new development. Reductions of on site capacity might be acceptable, subject to having regard to environmental and highway safety.	<p>Policy 15: Hassocks Golf Club</p> <p>Policy 16: Land to the North of Clayton Mills and Mackie Avenue.</p>

MSDC LP Policy	Summary of Policy (including comments on relevance where necessary)	General Conformity of HNP Policies
T6	The provision of cycle parking will be required in any new public car parks and in, or close to, private car parking areas, in connection with development proposals.	Policy 15: Hassocks Golf Club  Policy 16: Land to the North of Clayton Mills and Mackie Avenue.
T7	Guidance for new lorry or coach parking.	Policy relied upon at District level.
T8	Further roadside facilities associated with the A23 trunk road will not be permitted.	Policy relied upon at District level.
T9	Relates to airport parking.	N/A.
R1	Within defined built-up areas, proposals for new sporting and recreational development will be permitted where they will enhance the range and quality of facilities within the District providing such development would not be detrimental to the character of the area or the amenity of nearby residents.	Policy 2: Local Green Spaces  Policy 10: Protection of Open Space  Policy 11: Outdoor Play Space  Policy 12: Community Facilities.
R2	Proposals which would result in the loss of existing formal or informal open space with recreational or amenity value whether privately or publicly owned, will only be permitted where the applicant can demonstrate that a replacement site has been identified and will be developed to provide facilities of an equivalent or improved standard. This new site must be fully operational prior to development commencing on the original site.	Policy 10: Protection of Open Space.
R3	Sets out play space requirements for new development.	Policy 10: Protection of Open Space  Policy 11: Outdoor Play Space.
R4	Provide mechanisms for achieving off-site play space for new developments.	Policy 10: Protection of Open Space  Policy 11: Outdoor Play Space.
R5	Policy requirements for new artificial pitches.	Policy relied upon at district level.

MSDC LP Policy	Summary of Policy (including comments on relevance where necessary)	General Conformity of HNP Policies
R6	The Local Planning Authority will seek the provision of informal open space within, or adjacent to, new housing developments.	<p>Policy 10: Protection of Open Space</p> <p>Policy 11: Outdoor Play Space</p> <p>Policy 15: Hassocks Golf Club</p> <p>Policy 16: Land to the North of Clayton Mills and Mackie Avenue.</p>
R7	Development that would result in a reduction of existing recreation facilities in the countryside, including Public Rights of Way and other recreational routes, will not be permitted.	<p>Policy 2: Local Green Spaces</p> <p>Policy 10: Protection of Open Space</p> <p>Policy 11: Outdoor Play Space</p> <p>Aim 5: Non-Car Route Ways</p> <p>Aim 7: Traffic and Accessibility.</p>
R8	Permission will be granted for small scale development in the countryside associated with quiet informal recreation, or the extension of existing facilities, provided that such development will not have a serious effect on the resources and character of the rural area.	Policy relied upon at District level.
R9	Within the countryside permission will be given for proposals for the development of golf courses provided that they would not detract from the character and appearance of the countryside.	Policy 15: Hassocks Golf Club.
R10	Relates to minerals works.	N/A.
R11	Proposals for noisy sports will only be permitted subject to a range of criteria.	Policy relied upon at District level.
R12	Proposals for all forms of equestrian development ranging from horse shelters to riding schools will only be permitted subject to a range of criteria.	Policy relied upon at District level.
R13	Outside defined built-up areas permission for new tourist facilities will only be permitted where they are of an appropriate scale which is in keeping with the surroundings and where they would not have a detrimental impact on the character or appearance of the countryside.	Policy 19: Tourism.
R14	Relates to the Bluebell railway line.	N/A.

MSDC LP Policy	Summary of Policy (including comments on relevance where necessary)	General Conformity of HNP Policies
R15	Outside defined built-up areas proposals for the development of new serviced tourist accommodation will only be approved if they involve the use of existing buildings which are of permanent and sound construction.	Policy 19: Tourism.
R16	Outside defined built-up areas proposals for the development of self-catering accommodation will only be approved if they involve the use of existing buildings.	Policy 19: Tourism.
R17	Policy relates to static caravan parks.	Policy relied upon at District level.
R18	Policy relates to static caravan parks.	Policy relied upon at District level.
CS1	Allows for new education facilities, subject to a range of criteria.	Policy 13: Education Provision Aim 2: Education Facilities.
CS2	New educational facilities and extensions should be designed to enable their dual use for community purposes.	Policy 13: Education Provision Aim 2: Education Facilities.
CS3	This policy is out of date with the NPPF and new permitted development rights relating to schools.	N/A.
CS4	Proposals for child care and pre-school educational facilities will be permitted in residential dwellings subject to a range of criteria.	Policy 13: Education Provision Aim 2: Education Facilities.
CS5	Proposals for the change of use of existing dwelling houses to use by a medical practitioner will be permitted subject to a range of criteria.	Aim 3: Healthcare Facilities.
CS6	Proposals for the change of use or redevelopment of health, social service, library or other community facilities will only be permitted where the community use is relocating, or improved facilities are to be provided in the locality.	Aim 3: Healthcare Facilities.
CS7	Proposals for a change of use or redevelopment which would result in the loss of a public house will not be permitted other than in exceptional circumstances where a change of use to another community use or residential use will be permitted subject to a range of policy provisos.	Policy relied upon at District level.

MSDC LP Policy	Summary of Policy (including comments on relevance where necessary)	General Conformity of HNP Policies
CS8	Within the built-up area boundary proposals to develop, extend or improve education, health, social service, library and other community facilities will be permitted.	Policy 12: Community Facilities Aim 1: Assets of Community Value Policy 13: Education Provision Aim 2: Education Facilities Aim 3: Healthcare Facilities.
CS9	Where residential developments create a need for new community facilities, the provision of such facilities, or a contribution towards their provision, will be sought from the developers before planning permission is granted.	Policy 12: Community Facilities Aim 1: Assets of Community Value.
CS10	Proposals which would result in the loss of existing allotments will not be permitted.	Policy 3: Green Infrastructure.
CS11	Developments which create a need for new or improved infrastructure will not be permitted unless such infrastructure is provided, or a contribution is made towards its provision, by the developer.	Policy 9: Character and Design Policy 14: Residential Development Within and Adjoining the Built-Up Area Boundary of Hassocks Policy 15: Hassocks Golf Club Policy 16: Land to the North of Clayton Mills and Mackie Avenue.
CS12	Sets out water, drainage and sewerage requirements for new developments.	Policy 4: Managing Surface Water.
CS13	Developers will be required, where necessary, to provide facilities to control the rate of surface water run-off from development sites or, subject to there being no detriment to the natural habitat, carry out improvements to the receiving watercourses. Proposals for the design and long-term maintenance of any engineering works (e.g. balancing ponds) must be submitted to, and approved by the Local Planning Authority.	Policy 4: Managing Surface Water.
CS14	Relates to flood defences.	Policy relied upon at District level.

MSDC LP Policy	Summary of Policy (including comments on relevance where necessary)	General Conformity of HNP Policies
CS15	Planning permission will not be granted for development (including redevelopment and intensification of existing development) in areas at risk of flooding or for land raising within river floodplains unless environmentally acceptable flood mitigation measures to protect the floodplain can be provided by the developer compensating impact.	Policy relied upon at District level.
CS16	Relates to development having a detrimental impact on water quality, water habitats and ground water levels.	Policy relied upon at District level.
CS17	The development of telecommunications equipment associated with the code system operators' networks will be permitted subject to a range of criteria.	Policy relied upon at District level.
CS18	The inclusion of a suitable area for recycling facilities will be sought within all major new retail, industrial, commercial and residential developments.	Policy relied upon at District level.
CS19	Relates to the provision of renewable technologies.	Policy relied upon at District level.
CS20	Relates to contaminated land and the investigation of this required as part of an application.	Policy relied upon at District level.
CS21	Relates to development and land stability.	Policy relied upon at District level.
CS22	Relates to development and pollution levels in terms of air, water, noise, dust, fumes, vibration light and heat.	Policy 7: Air Quality Management.
CS23	Relates to storage of hazardous items.	Policy relied upon at District level.
KH1	Relates to a strategic housing site within Hassocks (Land at the Highway Depot, London Road, Hassocks), to provide approximately 20 residential units.	Already implemented.
KH2	Relates to a strategic housing site within Hassocks (Land West of Mackie Avenue), as a reserve housing site for approximately 120 dwellings.	Housing development implemented.
KH3	Relates to Proposals for the intensification of employment uses at Hassocks railway station goods yard.	Superseded by SSH6 SSH6: Policy relied upon at District level.

MSDC LP Policy	Summary of Policy (including comments on relevance where necessary)	General Conformity of HNP Policies
KH4	Relates to proposals for a recreational cycle track/bridleway/footpath between Hassocks and Burgess Hill to run through the countryside parallel to the A273.	<p>Policy 16: Land to the North of Clayton Mills and Mackie Avenue</p> <p>Aim 5: Non-Car Route Ways</p> <p>Aim 7: Traffic and Accessibility.</p>
KH5	Relates to proposals for recreation use and formal sport on land to the south and west of Hassocks Football Club off the Brighton Road (A273). Footpaths will be provided from South Bank and Misty's Bridge to allow safe pedestrian access.	<p>Aim 5: Non-Car Route Ways</p> <p>Aim 7: Traffic and Accessibility.</p>
KH6	Relates to Butchers Wood and Lag Wood being allocated as informal public open space.	Policy relied upon at District level.
KH7	Relates to proposed footpath link between Parklands Road, Keymer/Hassocks and Whitelands Reservoir.	Policy relied upon at District level.

## 9. SOUTH DOWNS LOCAL PLAN

- 9.1. The South Downs Local Plan is currently at Examination.
- 9.2. The final Inspectors Report was received on 19 June 2019. The Inspector has concluded that the Local Plan is sound, subject to a number of main modifications.
- 9.3. The full National Park Authority will consider whether to adopt the Local Plan together with the Inspector's recommended main modifications on the 2 July 2019.
- 9.4. The table below shows how each HNP policy/aim is in general conformity with the Strategic Policies of the emerging South Down National Park Local Plan, as detailed in an informal track-changed version of the Local Plan ,which includes all Main Modifications and Minor Edits.

SDNP Strategic Policy	Summary of Policy	General Conformity of HNP Polices
SD1: Sustainable Development	Sets out how the Authority will take a positive approach that reflects the presumption in favour of sustainable development.	HNP as a whole.
SD2: Ecosystems Services	Seeks to support development proposals will be permitted where they have an overall positive impact on the ability of the natural environment to contribute goods and services.	HNP as a whole.
Core Policy SD3: Major Development	Sets out the Authority's approach to major development in the SDNP.	Policy 6: Development Proposals Affecting the South Downs National Park.
SD4: Landscape Character	Seeks to support development proposals which conserve and enhance the landscape character of the South Downs National Park subject to criteria.	Policy 1: Local Gaps Policy 6: Development Proposals Affecting the South Downs National Park.
SD5: Design	Seeks to support development proposals where they adopt a landscape-led approach and respect the local character, through sensitive and high-quality design that makes a positive contribution to the overall character and appearance of the area.	Policy 1: Local Gaps Policy 6: Development Proposals Affecting the South Downs National Park Policy 9: Character and Design.
SD6: Safeguarding Views	Seeks to support development proposals where they preserve the visual integrity, identity and scenic quality of the National Park, in particular, by conserving and enhancing key views and views of key landmarks within the National Park.	Policy 6: Development Proposals Affecting the South Downs National Park.

SDNP Strategic Policy	Summary of Policy	General Conformity of HNP Policies
SD7: Relative Tranquillity	Seeks to support proposals that conserve and enhance the relative tranquillity of the National Park.	Policy 1: Local Gaps Policy 6: Development Proposals Affecting the South Downs National Park.
SD8: Dark Night Skies	Seeks to support development proposals where they conserve and enhance the intrinsic quality of dark night skies and the integrity of the Dark Sky Core	Policy 1: Local Gaps Policy 6: Development Proposals Affecting the South Downs National Park.
SD9: Biodiversity and Geodiversity	Seeks to support proposals where they conserve and enhance biodiversity and geodiversity, giving particular regard to ecological networks and areas with high potential for priority habitat restoration or creation.	Policy 3: Green Infrastructure.
SD10: International Sites	Seeks to protect internationally designated sites.	Policy relied upon at District level.
SD11: Trees, Woodland and Hedgerows	Seeks to support development proposals where they conserve and enhance trees, hedgerows and woodlands.	Policy 3: Green Infrastructure.
SD12: Historic Environment	Seeks to support development proposals where they conserve and enhance the historic environment, including through the safeguarding of heritage assets and their setting.	Policy 7: Development in Conservation Areas.
SD13: Listed Buildings	Seeks to protect listed buildings and its setting.	Policy 7: Development in Conservation Areas.  Policy relied upon at District level.
SD14: Climate Change Mitigation and Adaptation of Historic Buildings	Seeks to support development proposals where relevant listed building consent granted, for works to heritage assets to adapt to, or mitigate the effects of, climate change where it can be clearly demonstrated that this is consistent with certain criteria.	Policy 7: Development in Conservation Areas.
SD15: Conservation Areas	Seeks to support development proposals where they preserve or enhance the special architectural or historic interest, character or appearance of the Conservation Area.	Policy 7: Development in Conservation Areas.
SD16: Archaeology	Seeks to support development proposals where they do not cause harm to archaeological heritage assets and/or their setting.	Policy 7: Development in Conservation Areas.  Policy relied upon at District level.

SDNP Strategic Policy	Summary of Policy	General Conformity of HNP Policies
SD17: Protection of the Water Environment	Seeks to resist development proposals that affect groundwater, surface water features, and watercourse corridors will not be permitted unless they conserve and enhance features.	Policy 4: Managing Surface Water.
SD18: The Open Coast	Development proposals within the Sussex Heritage Coast area and the undeveloped coastal zone of the National Park will not be permitted unless certain criteria are met.	N/A.
SD19: Transport and Accessibility	Seeks to support development proposals where they are located and designed to minimise the need to travel and promote the use of sustainable modes of transport.	Aim 5: Non-Car Route Ways Aim 6: Public Transport Aim 7: Traffic and Accessibility.
SD20: Walking, Cycling and Equestrian Routes	Seeks to support development proposals where they contribute to a network of attractive and functional non-motorised travel routes, with appropriate signage, throughout the National Park.	Aim 5: Non-Car Route Ways Aim 6: Public Transport Aim 7: Traffic and Accessibility.
SD21: Public Realm, Highway Design and Public Art	Seeks to support development proposals where they protect and enhance highway safety and follow the principles set out in the document, <i>Roads in the South Downs</i> , or any future replacement.	Policy 9: Character and Design.
SD22: Parking Provision	Seeks to support development proposals for new, extended or re-located public parking will be permitted provided that they are located in, or adjacent to, the settlements listed in Policy SD25: Development Strategy, or have a strong functional link to an established cultural heritage, wildlife or landscape visitor attraction.	Policy 15: Hassocks Golf Club Policy 16: Land to the North of Clayton Mills and Mackie Avenue.
SD23: Sustainable Tourism and the Visitor Economy	Seeks to support proposals for visitor accommodation and visitor attractions subject to criteria.	Policy 19: Tourism.
SD24: Equestrian Uses	Seeks to support proposals for equestrian development subject to criteria.	Policy relied upon at SDNPA level.
SD25: Development Strategy	Sets out the settlements where the principle of development will be supported.	N/A to Hassocks.
SD26: Supply of Homes	Sets out the overall provision for approximately 4,750 net additional homes over a 19 year period between 2014 and 2033.	Policy 14: Residential Development Within and Adjoining the Built-Up Area Boundary of Hassocks.

SDNP Strategic Policy	Summary of Policy	General Conformity of HNP Polices
SD27: Mix of Homes	Seeks to support proposals that delivers a balanced mix of housing to meet projected future household needs for the local area.	Aim 4: Housing Mix Policy 14: Residential Development Within and Adjoining the Built-Up Area Boundary of Hassocks.
SD28: Affordable Homes	Seeks to support proposals that maximise the delivery of affordable housing to meet local need, provided that, as a minimum, certain criteria are met.	Policy 14: Residential Development Within and Adjoining the Built-Up Area Boundary of Hassocks Policy 15: Hassocks Golf Club Policy 16: Land to the North of Clayton Mills and Mackie Avenue Policy 17: Affordable Housing.
SD29: Rural Exception Sites	Seeks to support proposals for new residential development of 100 per cent affordable housing outside of settlement boundaries as shown on the Policies Map, subject to criteria.	Policy relied upon at SDNPA level.
SD30: Replacement Dwellings	Sets out support for replacement residential dwellings outside settlement boundaries, subject to criteria.	Policy 1: Local Gaps Policy 14: Residential Development Within and Adjoining the Built-Up Area Boundary of Hassocks.
SD31: Extensions to existing dwellings, and provision of annexes and outbuildings	Sets out support for extensions to existing dwellings, and the provision of annexes and outbuildings, subject to criteria.	Policy 9: Character and Design.
SD32: New Agricultural and Forestry Workers' Dwellings	Sets out support for proposals for agricultural and forestry workers' dwellings where it has been demonstrated that the nature and demand of the work concerned make it essential for one or more people engaged in agricultural and forestry enterprises to live at, or very close to, the site of their work.	Policy relied upon at SDNPA level.

SDNP Strategic Policy	Summary of Policy	General Conformity of HNP Policies
SD33: Gypsies and Travellers and Travelling Showpeople	Sets out the approach to Gypsies and Travellers and Travelling Showpeople sites.	Policy relied upon at SDNPA level.
SD34: Sustaining the Local Economy	Sets out support for proposals that foster the economic and social well-being of local communities within the National Park.	HNP as a whole.
SD35: Employment Land	Sets out the overall provision of new employment land between 2014 and 2033.	N/A to Hassocks.
SD36: Town and Village Centres	Sets out support for proposals where they promote or protect the hierarchy of identified centres as defined on the Policies Map	Policy 18: Village Centre.
SD37: Development in Town and Village Centres	Sets out the approach for development proposals for the towns and larger village centres.	Policy 18: Village Centre.
Policy SD38: Shops outside Centres	Sets out the approach for shops outside of centres.	Policy relied upon at SDNPA level.
Policy SD39: Agriculture and Forestry	Sets out support for new buildings or structures for the purposes of agriculture or forestry, subject to criteria.	Policy relied upon at SDNPA level.
Policy SD40: Farm and Forestry Diversification	Sets out support for proposals relating to farm and forestry diversification, subject to criteria.	Policy relied upon at SDNPA level.
Policy SD41: Conversion of Redundant Agricultural or Forestry Buildings	Sets out support for conversion of redundant agricultural or forestry buildings outside of defined settlement boundaries to an alternative use, subject to criteria.	Policy relied upon at SDNPA level.
SD42: Infrastructure	Sets out support for proposals for new, improved or supporting infrastructure, subject to criteria.	Policy 3: Green Infrastructure Policy 11: Outdoor Play Space Policy 12: Community Facilities Policy 15: Hassocks Golf Club Policy 16: Land to the North of Clayton Mills and Mackie Avenue.

SDNP Strategic Policy	Summary of Policy	General Conformity of HNP Policies
Policy SD43: New and Existing Community Facilities	Sets out support for new and/or expanded community facility infrastructure proposals, subject to criteria.	<p>Policy 3: Green Infrastructure</p> <p>Policy 11: Outdoor Play Space</p> <p>Policy 12: Community Facilities</p> <p>Policy 15: Hassocks Golf Club</p> <p>Policy 16: Land to the North of Clayton Mills and Mackie Avenue.</p>
SD44: Tele-communications and Utilities Infrastructure	Sets out support for new telecommunications and/or utilities infrastructure, subject to criteria.	Policy relied upon at SDNPA level.
SD45: Green Infrastructure	Sets out the approach to Green Infrastructure, to promote the provision of new green infrastructure whilst protecting existing assets and the integrity of the green infrastructure network as a whole.	Policy 3: Green Infrastructure.
SD46: Provision and Protection of Open Space, Sport and Recreational Facilities and Burial grounds / Cemeteries	Sets out requirement for proposals to provide open space on site or within proximity to the site, or their replacements, and to protect existing facilities that are valued by the communities they serve.	<p>Policy 10: Protection of Open Space</p> <p>Policy 11: Outdoor Play Space</p> <p>Policy 12: Community Facilities.</p>
SD47: Local Green Spaces	Identifies green areas, as defined on the Policies Map, to be designated and protected as Local Green Spaces.	Policy 2: Local Green Spaces.
SD48: Climate Change and Sustainable Use of Resources	Sets out encouragement for all new development to incorporate sustainable design features, as appropriate to the scale and type of development.	<p>Policy 4: Managing Surface Water</p> <p>Policy 5: Enabling Zero Carbon</p> <p>Policy 9: Character and Design.</p>
SD49: Flood Risk Management	Sets out support for proposals that seek to reduce the impact and extent of all types of flooding.	Policy 4: Managing Surface Water.
SD50: Sustainable Drainage System	Sets out support for proposals where they ensure that there is no net increase in surface water run-off, taking account of climate change.	Policy 4: Managing Surface Water.

SDNP Strategic Policy	Summary of Policy	General Conformity of HNP Policies
SD51: Renewable Energy	Sets out support for proposals for renewable energy schemes, except those specifically addressed in criterion 2, that contribute towards reducing greenhouse gas emissions and moving towards a carbon neutral National Park where it is demonstrated through suitable site specific analysis that the proposal meets certain criteria.	Policy 5: Enabling Zero Carbon Policy 9: Character and Design.
SD52: Shop Fronts	Sets out support for proposals for new, or changes to, existing shop fronts, subject to criteria.	Policy relied upon at SDNPA level.
SD53: Adverts	Sets out support for proposals for advertisement consent subject to criteria.	Policy relied upon at SDNPA level.
SD54: Pollution and Air Quality	Sets out support for proposals will be permitted provided that levels of air, noise, vibration, light, water, odour or other pollutants do not have a significant negative affect on people and the natural environment now, or in the foreseeable future, taking into account cumulative impacts and any mitigation.	Policy 8: Air Quality Management.
SD55: Contaminated Land	Sets out the requirement for sites with either known or suspected contamination, or the potential to contaminate land either on site, or in the vicinity, to submit robust evidence regarding investigations and remedial measures sufficient to ensure that any unacceptable risk to human health or the health of the environment is removed prior to development proceeding.	Policy relied upon at SDNPA level.
SD56: Shoreham Cement Works	Sets out the approach to the Shoreham Cement Works.	N/A to HNP.
SD57: North Street Quarter and adjacent Eastgate area, Lewes	Sets out the approach to North Street Quarter and adjacent Eastgate area, Lewes.	N/A to HNP.
Allocation Policy SD58-SD96	Site specific allocation policies.	N/A to HNP.

## **10. 4B 82(f) COMPATIBLE WITH EU OBLIGATIONS**

- 10.1. Section 4B 8(2)(f) states that a draft Neighbourhood Plan will meet the Basic Conditions if, the making of the Neighbourhood Plan does not breach, and is otherwise compatible with EU obligations.
- 10.2. The SA submitted with the HNP includes the provisions of a Strategic Environmental Assessment (SEA) which is required by European Law.
- 10.3. A Scoping Report of the SA (including the requirements of the SEA) was submitted to English Heritage, the Environment Agency and Natural England for assessment against environmental requirements.
- 10.4. Amendments and additional document/objectives were then considered when the SA was formally prepared. The SA is a live document and has been continually updated.
- 10.5. MSDC have advised, upon receipt of the Submission Documents, the Authority will undertake the requisite HRA screening.
- 10.6. MSDC have previously confirmed that there were no European Sites in, or near the HNP area which would be affected by the policies within the HNP and it was agreed that a Habitat Regulation Assessment (HRA) was not required in respect of the Submission HNP (June 2016).
- 10.7. The HNP does not breach any EU obligations and would be otherwise compatible with all EU obligations.

## **11. 4B 8(2)(g) COMPLIANCE WITH PRESCRIBED CONDITIONS AND MATTERS**

- 11.1. Section 4B 8(2)(g) states that a draft Neighbourhood Plan will meet the Basic Conditions if prescribed conditions are met in relation to the Neighbourhood Plan and prescribed matters have been complied with.
- 11.2. The Basic Conditions as set out in Schedule 4B to the Town and Country Planning Act 1990, and the prescribed conditions and matters are considered to be met by the HNP. It is therefore submitted that the HNP complies with Paragraph 8(1)(a) of Schedule 4B of the Act.

## **12. 4B 8(6) COMPATIBILITY WITH CONVENTION RIGHTS**

- 12.1. Section 4B 8(6) states that the Examiner is not to consider any matter that does not fall within Sub-Paragraph 4B(1), apart from considering whether the draft Neighbourhood Plan is compatible with Convention Rights.
- 12.2. The HNP has regard to the fundamental rights and freedoms guaranteed under the EU convention on human rights. It has particularly had regard to Article 1 - Respecting Rights, Article 8 - Privacy and Article 14 - Discrimination. It is submitted that the HNP complies with the Human Rights Act 1998.