

## Summary of Site Suitability Appraisals

Site Name	Map Ref	Site Suitable for Allocation	Justification
Land opposite Stanford Avenue	1b	No	<p>The site is on land that rises to the south, bordering the rear gardens of properties on Hurst Road, and abutting London Road to the east. There is some visibility from the public right of way to the north.</p> <p>Within the defined Strategic and Local Gap. Development would introduce built form onto currently open and undeveloped land, and reduce the openness of the Gap between Hassocks and Hurstpierpoint. It would undermine the purpose of the gap to prevent coalescence and preserve settlement identity, which would in turn harm the setting of the village.</p> <p>Reasonable access to village services and facilities as well as non-car modes of transport.</p> <p>Close to Stonepound Crossroad Air Quality Management Area (AQMA). Development would be likely to increase queuing at the junction, and so worsen air quality in comparison to if the site were not developed.</p> <p>The site is not considered suitable for allocation for residential development.</p>
Land opposite Stanford Avenue	1c	No	<p>The site is on land that rises to the south, and abutting London Road to the east. There is some visibility from the public right of way to the north.</p> <p>Within the defined Strategic and Local Gap. Development would introduce built form onto currently open and undeveloped land, and reduce the openness of the Gap between Hassocks and Hurstpierpoint. It would undermine the purpose of the gap to prevent coalescence and preserve settlement identity, which would in turn harm the setting of the village.</p> <p>Reasonable access to village services and facilities as well as non-car modes of transport.</p> <p>Close to Stonepound Crossroad AQMA. Development would be likely to increase queuing at the junction, and so worsen air quality in comparison to if the site were not developed.</p> <p>The site is not considered suitable for allocation for residential development.</p>

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Land at the Ham	2	No	<p>The site is generally flat, bordering the rear gardens of properties on London Road to the east and a recreation ground to the north. Southern part of the site is crossed by a public right of way, which heads north-west providing some visibility of the northern part of the site.</p> <p>Within the defined Strategic and Local Gap. Development would introduce built form onto currently open and undeveloped land, and reduce the openness of the Gap between Hassocks and Hurstpierpoint. It would undermine the purpose of the gap to prevent coalescence and preserve settlement identity, which would in turn harm the setting of the village.</p> <p>Reasonable access to village services and facilities as well as non-car modes of transport.</p> <p>Close to Stonepound Crossroad AQMA. Development would be likely to increase queuing at the junction, and so worsen air quality in comparison to if the site were not developed.</p> <p>The site is not considered suitable for allocation for residential development.</p>
Land to the North of Clayton Mills & Mackie Avenue	4	Potentially	<p>Site slopes gently to north. To the south, it borders the rear gardens of properties on Mackie Avenue and the open space of land adjoining Clayton Mills. To the north, is open countryside. A Public Right of Way (PRoW) runs along the western and northern boundary.</p> <p>Within the defined Strategic Gap. Development would introduce built form onto currently open and undeveloped land and reduce the openness between Hassocks and Burgess Hill. However, unlike the Local Gaps around the village, the Strategic Gap is larger and more robust, and therefore has greater capacity for development.</p> <p>Development of the site would, however, need to deliver a robust landscape screen along the northern boundary to mitigate visual impact to the north.</p> <p>It is relatively remote from village services and facilities as well as the railway station. It is more than 1km from the Stonepound Crossroad AQMA and so would be relatively unlikely to worsen air quality in comparison to if</p>

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			<p>the site were not developed.</p> <p>The site is immediately to the north of Site 13. There is the potential for the two sites to be developed in combination. Consideration would need to be given to the appropriate layout and mix of land use, in particular having regard to current the open space designation of Site 13.</p>
Land at Southdowns Farm	5a	No	<p>Site is flat, bordered to the east by a single detached replacement dwelling under construction, to the west by land in the ownership of the school, and to the north and south by grassland. A PRow is located close to the northern boundary, beyond which is the built up area of Hassocks.</p> <p>The site is located within the South Downs National Park. Land to the east and south east is excluded.</p> <p>It is in close proximity to the services and facilities in Keymer and reasonable proximity to those in Hassocks. It is more than 1km from the Stonepound Crossroad AQMA and so would be relatively unlikely to worsen air quality in comparison to if the site were not developed.</p> <p>Due to the high landscape value of the site and its separation from the defined existing built up area, the site is not considered suitable for allocation for residential development.</p>
Land to West of Lodge Lane	6	No	<p>The site is flat, bordered to the east by Lodge Lane, in part to the north by the rear gardens of properties on Dale Avenue, and to the west by land in the ownership of the school. The site is visible from the PRow that runs along part of the northern boundary, before heading south-west.</p> <p>The site is located within the South Downs National Park. Land to the east and south east is excluded.</p> <p>It is in close proximity to the services and facilities in Keymer and reasonable proximity to those in Hassocks. It is more than 1km from the Stonepound Crossroad AQMA and so would be relatively unlikely to worsen air quality in comparison to if the site were not developed.</p> <p>Due to the high landscape value of the site, it is not considered suitable for allocation for residential development.</p>

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Land to the south of 42 Lodge Lane	6a	No	<p>The site is flat, bordered to the east by Lodge Lane, to the north 42 Lodge Lane, to the west by the rear gardens of properties on Dale Avenue, and to the south by grassland. The site is visible from the PRow that runs along the northern and western boundary.</p> <p>The site is located within the South Downs National Park. Land to the north, east and west is excluded and it abuts the defined built up area to the north and east.</p> <p>It is in close proximity to the services and facilities in Keymer and reasonable proximity to those in Hassocks. It is more than 1km from the Stonepound Crossroad AQMA and so would be relatively unlikely to worsen air quality in comparison to if the site were not developed.</p> <p>Due to the high landscape value of the site, it is not considered suitable for allocation for residential development.</p>
Pattendens (Streamside)	7	No	<p>The site is generally flat comprising a dwelling and its curtilage, with associated wider, non domestic grounds. It is bordered by rear gardens of properties in Silver Dale and Church Mead to the south and west, and agricultural land to the north and east. A public footpath runs north-south through the site, close to the western boundary, outside of the domestic curtilage.</p> <p>It is located within the South Downs National Park and the defined Strategic Gap and Local Gap.</p> <p>Development would intensify built form onto a site that currently comprises a single dwelling and its curtilage and wider land. It would reduce the openness of the Gap between Hassocks and Ditchling. It would undermine the purpose of the gap to prevent coalescence and preserve settlement identity, which would in turn harm the setting of the village.</p> <p>It is in close proximity to the services and facilities in Keymer and reasonable proximity to those in Hassocks. It is more than 1km from the Stonepound Crossroad AQMA and so would be relatively unlikely to worsen air quality in comparison to if the site were not developed.</p> <p>The site is not considered suitable for allocation for residential development.</p>

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Site Name	Map Ref	Site Suitable for Allocation	Justification
Land to the east of Ockley Lane	8	No	<p>The site falls in a generally north-south direction. It currently comprises agricultural land. Ockley Lane borders it to the west, the rear gardens of properties in Damian Way to the south and agricultural land to the north and east. A PRow crosses the site in a general north-west to south-east direction.</p> <p>It is located within the South Downs National Park and the defined Strategic Gap and Local Gap.</p> <p>Development would introduce built form onto currently open and undeveloped land, and reduce the openness of the Gap between Hassocks and Ditchling. It would undermine the purpose of the gap to prevent coalescence and preserve settlement identity, which would in turn harm the setting of the village.</p> <p>It is in reasonable proximity to the services and facilities in Keymer and Hassocks. It is more than 1km from the Stonepound Crossroad AQMA and so would be relatively unlikely to worsen air quality in comparison to if the site were not developed.</p> <p>The site is not considered suitable for allocation for residential development.</p>
Land to North of Shepherds Walk	9	Potentially	<p>The site gently undulates with a general low point to the west. It currently comprises agricultural land. It is bordered to the south by the rear gardens of properties in Shepherds Walk, a stream to the east and the railway line to the west. A PRow crosses the site close to the southern edge.</p> <p>Within the defined Strategic Gap. Development would introduce built form onto currently open and undeveloped land and reduce the openness between Hassocks and Burgess Hill. However, unlike the Local Gaps around the village, the Strategic Gap is larger and more robust, and therefore has greater capacity for development.</p> <p>It is relatively remote from village services and facilities. Pedestrian access to these is most direct via an un-controlled crossing of the railway line. Health and safety implications of the increased use of this route have yet to be resolved.</p>

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			<p>The south-east part of the site would be some 1km from the Stonepound Crossroad AQMA. Development would be likely to increase queuing at the junction, and so worsen air quality in comparison to if the site were not developed.</p> <p>The western part of the site is located within Flood Zone 2 and 3. Satisfactory access to the site that avoids flood risk issues has yet to be demonstrated.</p>
National Tyre Centre	10	Yes	<p>Site in business use within commercial centre of Hassocks. Arguably existing use is non-conforming to site surroundings. Boundaries with public highway to north and east, retail to west and houses to south.</p> <p>Site within built-up area and is well located to village services and facilities.</p> <p>Understood existing tenancy has a number of years to run. Opportunity to deliver high quality development that enhances character of streetscene.</p> <p>Considered suitable for allocation for residential development with development set back from Keymer Road.</p>
Land to the east of Lodge Lane	12	No	<p>The site falls north to south. It borders a mix of adjoining land uses, including rear gardens of properties in Beacon Hurst, Keymer Road, Lodge Lane and Park Avenue, as well as a Burial Ground and grassland. It has reasonable visual containment, with some limited views into the site from public vantage points, in particular from the north.</p> <p>It is located within the South Downs National Park and the defined Local Gap.</p> <p>Development would introduce built form onto currently open and undeveloped land, and reduce the openness of the Gap between Hassocks and Ditchling. It would undermine the purpose of the gap to prevent coalescence and preserve settlement identity, which would in turn harm the setting of the village.</p> <p>The site borders the defined Conservation Area to the east and north. Development would be likely to harm the setting of this heritage asset, particularly in views from Keymer Road.</p>

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			<p>It is in close proximity to the services and facilities in Keymer and reasonable proximity to those in Hassocks. It is more than 1km from the Stonepound Crossroad AQMA and so would be relatively unlikely to worsen air quality in comparison to if the site were not developed.</p> <p>The site is not considered suitable for allocation for residential development.</p>
Land to the North of Clayton Mills	13	Potentially	<p>Site flat, but with artificial bunds around perimeter. To the south, it borders the recent residential development of Clayton Mills, to the east by rear gardens of properties on Mackie Avenue, to the west by the railway line and to the north by agricultural land. A PRow runs through the site north-south.</p> <p>Development of the site would need to deliver a robust landscape screen along the northern boundary to mitigate visual impact to the north. It would also need to consider the impact of the loss (in part or whole) of the informal open space intended to serve the local community as part of the recent residential development to the south.</p> <p>It is relatively remote from village services and facilities as well as the railway station. It is more than 1km from the Stonepound Crossroad AQMA and so would be relatively unlikely to worsen air quality in comparison to if the site were not developed.</p> <p>The site is immediately to the south of Site 4. There is the potential for the two sites to be developed in combination. Consideration would need to be given to the appropriate layout and mix of land use.</p>
Hassocks Golf Club	15	Potentially	<p>The site undulates, reflecting its manicured golf course form. This includes the clubhouse and parking areas associated with this use. It is surrounded on 3 sides by the course and to the east by the public highway.</p> <p>A public right of way runs through the site and connects with the wider network, providing visibility of the course from a number of vantage points.</p> <p>Within the defined Strategic and the Local Gap bordering it to the south. Development would introduce</p>

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			<p>additional built form onto this manicured landscape, which is predominantly green and reduce the openness between Hassocks and Burgess Hill. However, unlike the Local Gaps around the village, the Strategic Gap is larger and more robust, and therefore has greater capacity for development. Whilst not within the Local Gap, the site would potentially impact on the setting and purpose of this area to prevent coalescence and preserve settlement identity, which would in turn harm the setting of the village.</p> <p>It is relatively remote from village services and facilities. The south part of the site would be within 1km of the Stonepound Crossroad AQMA. Development would be likely to increase queuing at the junction, and so worsen air quality in comparison to if the site were not developed. This might be mitigated in part by the traffic associated with the existing use.</p> <p>Consideration would need to be given to the extent of the developable area and landscape mitigation.</p>
Land North of Friars Oak	16	No	<p>The site falls to the watercourse to the east. Predominantly undeveloped land with some ribbon housing fronting London Road. A public house is located to the south</p> <p>Within the defined Strategic Gap. Development would introduce built form onto land that is predominatly undeveloped and reduce the openness between Hassocks and Burgess Hill. However, unlike the Local Gaps around the village, the Strategic Gap is larger and more robust, and therefore has greater capacity for development.</p> <p>The site is separated from the existing built-up area and is relatively remote from village services and facilities.</p> <p>The site is more than 1km from the Stonepound Crossroad AQMA. Development would be likely to increase queuing at the junction, and so worsen air quality in comparison to if the site were not developed.</p> <p>The eastern part of the site is located within Flood Zone 2 and 3. This significantly limits the likely developable area of the site.</p> <p>The site is not considered suitable for allocation for residential development.</p>

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Site Name	Map Ref	Site Suitable for Allocation	Justification
Russells Nursery	17	No	<p>The site falls from the rear gardens of properties on Hurst Road to the north with a more dispersed line of housing to the south. The site is set back from Brighton Road to the east and is relatively visually contained.</p> <p>It is within the defined Local Gap. Development would introduce additional built form onto the site, and reduce the openness of the Gap between Hassocks and Hurstpierpoint. It would undermine the purpose of the gap to prevent coalescence and preserve settlement identity, which would in turn harm the setting of the village.</p> <p>The site is adjacent to the South Downs National Park along part of its southern boundary.</p> <p>Reasonable access to village services and facilities as well as non-car modes of transport.</p> <p>Close to Stonepound Crossroad AQMA. Development would be likely to increase queuing at the junction, and so worsen air quality in comparison to if the site were not developed.</p> <p>The site is not considered suitable for allocation for residential development.</p>
Sliver Trees	17a	No	<p>The site falls from Hurst Road to the north. Ribbon development that fronts Hurst Road adjoins the site to the east and west, and Site 17 to the south. As a result of the fall in ground levels, the site is relatively visually contained.</p> <p>It is within the defined Local Gap. Development would introduce additional built form onto the site, and reduce the openness of the Gap between Hassocks and Hurstpierpoint. It would undermine the purpose of the gap to prevent coalescence and preserve settlement identity, which would in turn harm the setting of the village.</p> <p>Reasonable access to village services and facilities as well as non-car modes of transport.</p> <p>Close to Stonepound Crossroad AQMA. Development would be likely to increase queuing at the junction, and so worsen air quality in comparison to if the site were not developed.</p>

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			The site is not considered suitable for allocation for residential development.
Undeveloped land south of Clayton Mills	20	Potentially	<p>The site is laid to grass and is generally flat, but falls to the watercourse to the south. It is a relatively narrow strip of land that is located between the rear gardens of properties in Queens Drive and recent housing in Clayton Mills. To the east it abuts the public highway of Birch Way. The site is crossed and bordered by public footpaths.</p> <p>There is a tree and hedge line along the southern boundary and this visually contains the site from wider views.</p> <p>It is acknowledged that the site was reserved for provision of medical centre in conjunction with the development of Clayton Mills. However, this did not proceed.</p> <p>Approximately 50% of the site is affected by flood risk and this impacts on the developable area and the potential layout of development. Consideration would need to be given to ensure flood risk could be managed on site and would not increase flood risk elsewhere.</p>