

Hassocks Neighbourhood Plan Site Assessments

Site Ref	LCA map 1 (HA/21)	Area	2 hectares
Name	Land Opposite Stanford Avenue,	Potential number of dwellings	
Location	London Road, Hassocks		
Character/Land Use		Constraints	
Existing use	Agriculture	Highway access	London Road
Previously developed?	No	Impact on AQMA at Stonepound	High
Planning history	Not known	National Park	No
Access to Services	Distance in metres	Heritage assets	Archeological Notification Area
Infant school	820	Contaminated land	No
Junior school	1250	Topography	Slopes south from Greensand Ridge
Secondary school	1100	Flood risk area	No
Doctor/Health centre	1000	Impact on views	Moderate to high sensitivity. Open landscape with long views into site from the countryside to the north and public footpaths.
Public transport (rail)	549	Impact on townscape/landscape character	High sensitivity. The site is rural in character and part of the green gap.
Public transport (bus)	10	Arboricultural issues	Ancient hedged field boundaries and mature trees.
Post office/bank	895	Ecology issues	No desingated sites
Food retail	190	Boundary with built up area	Part of local gap.
Age concern	960	Impact on coalescence	Development would impact on local gap.
Library	1400	Electricity supply	Yes
Formal public open space	100	Gas supply	Yes
Informal public open space	420	Ownership	Private

Site Ref	LCA map2 286 (HA/19)	Area	5.4 hectares
Name	Land at the Ham	Potential number of dwellings	97
Location	London Road		
Character/Land Use	Open countryside	Constraints	
Existing use	Agriculture	Highway access	London Road
Previously developed?	No	Impact on AQMA at Stonepound	High
Planning history	Refused May 2014	National Park	Visible from National Park
Access to Services	Distance in metres	Heritage assets	No but ANA on western boundary.
Infant school	770	Contaminated land	Not known
Junior school	1250	Topography	Level
Secondary school	1100	Flood risk area	Yes
Doctor/Health centre	1000	Impact on views	Moderate to high sensitivity from the countryside to the north and local footpaths and houses.
Public transport (rail)	510	Impact on townscape / landscape character	Moderate to high sensitivity as the area is rural in character and has historic field patterns.
Public transport (bus)	150	Arboricultural issues	Tree protection orders, Ancient woodland species and hedgerows.
Post office/bank	860	Ecology issues	No designations
Food retail	80	Boundary with built up area	On western boundary
Age concern	940	Impact on coalescence	Yes
Library	1400	Electricity supply	Yes
Formal public open space	300	Gas supply	Yes
Informal public open space	200	Ownership	Mr.Marlow Gleasons Developer Option

Site Ref	LCA Map 3 (HA/14)	Area	1.35
Name	Station Goodsyard	Potential number of dwellings	60-70
Location	Old goods yard south of Keymer Road		
Character/Land Use	Distance in metres	Constraints	
Existing use	Goods yard	Highway access	Keymer Road
Previously developed?	Yes	Impact on AQMA at Stonepound	High
Planning history	Yes, most recently approved development brief	National Park	No
Access to Services		Heritage assets	No
Infant school	340	Contaminated land	Yes old gasworks
Junior school	740	Topography	On greensand ridge
Secondary school	590	Flood risk area	No
Doctor/Health centre	510	Impact on views	Low sensitivity with the potential to enhance views in the local area.
Public transport (rail)	110	impact on townscape/landscape character	Low sensitivity and an potential for high quality development to enhance the local townscape.
Public transport (bus)	50	Arboricultural issues	No
Post office/bank	410	Ecology issues	No
Food retail	440	Boundary with built up area	Wholly within the built up area
Age concern	450	Impact on coalescence	No
Library	930	Electricity supply	Yes
Formal public open space	550	Gas supply	Yes
Informal public open space	480	Ownership	Private

Site Ref	LCA map 4	Area	
Name	Land to north east of Clayton Mills	Potential number of dwellings	
Location	North of Mackie Avenue		
Character/Land Use		Constraints	
Existing use	Rough meadow	Highway access	Ockley Lane.
Previously developed?	No	Impact on AQMA at Stonepound	Low
Planning history	Not known	National Park	No
Access to Services	Distance in metres	Heritage assets	None designated
Infant school	1000	Contaminated land	No
Junior school	1150	Topography	Site slopes gently to the north
Secondary school	1200	Flood risk area	Not recorded but spring arises on site
Doctor/Health centre	1150	Impact on views	Moderate sensitivity to views from the countryside to north, railway and footpath.
Public transport (rail)	1200	Impact on townscape/landscape character	Moderate sensitivity due to the rural character of the area and setting of Ockley Manor Farm.
Public transport (bus)	270	Arboricultural issues	on southern boundary mature trees
Post office/bank	1000	Ecology issues	No designations
Food retail	1000	Boundary with built up area	On northern perimeter
Age concern	1100	Impact on coalescence	Impact on the gap with Burgess Hill.
Library	950	Electricity supply	Yes
Formal public open space	575	Gas supply	Yes
Informal public open space	500	Ownership	Private

Site Ref	LCA Map 5	Area	3.94 hectares 2.2 developable
Name	Land Southdown Farm	Potential number of dwellings	
Location	Lodge Lane		
Character/Land Use		Constraints	
Existing use	Part agricultural / part school playing fields.	Highway access	Lodge Lane (although appears landlocked) impact on protected trees
Previously developed?	No	Impact on AQMA at Stonepound	Low
Planning history	Not known	National Park	Wholly within the National Park
Access to Services	Distance in metres	Heritage assets	No designations
Infant school	850	Contaminated land	No
Junior school	330	Topography	Level
Secondary school	470	Flood risk area	No
Doctor/Health centre	570	Impact on views	High sensitivity due to views from the scarp of the Downs and from the foot path which crosses the area.
Public transport (rail)	1060	Impact on townscape/landscape character	High sensitivity as the site is rural in character with established informal recreational use and historic boundary features.
Public transport (bus)	100	Arboricultural issues	Immediately adjacent to Ancient Woodland and Lodge Lane trees would be affected by access.
Post office/bank	770	Ecology issues	15 m buffer required with regard to Ancient Woodland
Food retail	400	Boundary with built up area	On southern edge of existing built up area
Age concern	650	Impact on coalescence	No
Library	445	Electricity supply	Yes
Formal public open space	580	Gas supply	Yes
Informal public open space	200	Ownership	Private

Site Ref	LCA map6 (HA/27)	Area	0.72 hectares
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Name	Land to the west of Lodge Lane	Potential number of dwellings	
Location	Lodge Lane		
Character/Land Use		Constraints	
Existing use	Unused land	Highway access	Lodge Lane, mature trees in sight lines
Previously developed?	No	Impact on AQMA at Stonepound	Low
Planning history	Not known	National Park	Located wholly inside National Park
Access to Services	Distance in metres	Heritage assets	No designations
Infant school	900	Contaminated land	No
Junior school	380	Topography	Level
Secondary school	510	Flood risk area	No
Doctor/Health centre	600	Impact on views	Moderate sensitivity from the public footpath and the National Park
Public transport (rail)	1100	Impact on townscape/landscape character	Moderate sensitivity as a green field site, but closely associated with the built up area.
Public transport (bus)	100	Arboricultural issues	Protected trees along road frontage
Post office/bank	800	Ecology issues	No designations
Food retail	420	Boundary with built up area	On edge of existing southern boundary of built area
Age concern	680	Impact on coalescence	None
Library	450	Electricity supply	Yes
Formal public open space	630	Gas supply	Yes
Informal public open space	270	Ownership	Private

Site Ref	LCA map7 506 (HA/04)	Area	3.2 hectares 2.2 hectares developable
Name	Pattendens	Potential number of dwellings	
Location	The Crescent, Keymer		
Character/Land Use		Constraints	
Existing use	Gardens to large private house	Highway access	Restricted as via existing development.
Previously developed?	Yes	Impact on AQMA at Stonepound	Low
Planning history	Yes	National Park	Wholly within the National Park
Access to Services	Distance in metres	Heritage assets	No designations
Infant school	1,000	Contaminated land	No
Junior school	680	Topography	Level
Secondary school	820	Flood risk area	High
Doctor/Health centre	870	Impact on views	Low sensitivity from the wider countryside and site enclosed. Views in from the adjacent footpath in the National Park.
Public transport (rail)	1,320	Impact on townscape/ landscape character.	Low sensitivity in the south as the site is an old nursery with a large modern house in the centre. Moderate sensitivity on the more rural area to the north.
Public transport (bus)	140	Arboricultural issues	Tree protection orders in the area.
Post office/bank	970	Ecology issues	SNCI to the north of the area - buffer required.
Food retail	320	Boundary with built up area	On the eastern boundary of the existing built up area
Age concern	910	Impact on coalescence	No
Library	430	Electricity supply	Yes
Formal public open space	680	Gas supply	Yes
Informal public open space	100	Ownership	Private

Site Ref	LCA map 8(HA/03)	Area	
Name	Land to east of Ockley Lane	Potential number of dwellings	
Location	Ockley Lane		
Character/Land Use		Constraints	
Existing use	Agriculture/Arable	Highway access	Ockley Lane
Previously developed?	No	Impact on AQMA at Stonepound	Low
Planning history	Not known	National Park	Wholly within the National Park
Access to Services	Distance in metres	Heritage assets	No designations
Infant school	890	Contaminated land	No
Junior school	820	Topography	Sloping north to south
Secondary school	890	Flood risk area	In the southern third where there is an open stream channel.
Doctor/Health centre	900	Impact on views	Moderate to high sensitivity due to the impact on views from the scarp slope of the Downs, local footpaths and houses.
Public transport (rail)	1150	Impact on townscape / landscape character	Moderate to high sensitivity as the site is rural, historic in character and part of the setting for Keymer Church and Conservation Area.
Public transport (bus)	10	Arboricultural issues	Mature boundary trees.
Post office/bank	840	Ecology issues	No designations
Food retail	550	Boundary with built up area	Outside
Age concern	880	Impact on coalescence	Development could encroach on gap between Hassocks and Ditchling
Library	530	Electricity supply	Yes
Formal public open space	370	Gas supply	Yes
Informal public open space	300	Ownership	Private

Site Ref	LCA Map 9 221 (HA/24)	Area	10.5 hectares
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Name	Land to the north Shepherds Walk	Potential number of dwellings	150
Location	Shepherds Walk		
Land Use	Open countryside	Constraints	
Existing use	Grassland Agriculture	Highway access	London Road
Previously developed?	No	Impact on AQMA at Stonepound	Medium
Planning history	Not known	National Park	No
Access to Services	Distance in metres	Heritage assets	No designations. Roman road in vicinity.
Infant school	930	Contaminated land	No
Junior school	1400	Topography	Level
Secondary school	1300	Flood risk area	South end floods- Herring Stream
Doctor/Health centre	1250	Impact on views	Low sensitivity on wider views as the site is enclosed, but moderate sensitivity from the public footpath and adjacent houses.
Public transport (rail)	880	Impact on townscape/landscape character	Moderate sensitivity. The site is rural in character with historic field boundaries and mature boundary oak trees.
Public transport (bus)	30	Arboricultural issues	Deciduous woodland and mature hedgerow trees
Post office/bank	1000	Ecology issues	No designations but Chalk bed stream, varied wildlife, mature trees and ancient hedges.
Food retail	800	Boundary with built up area	Outside built up boundary.
Age concern	1150	Impact on coalescence	Would reduce Gap between Hassocks and Burgess Hill.

Site Ref	LCA Map 9 221 (HA/24)	Area	10.5 hectares
Library	1370	Electricity supply	yes
Formal public open space	400	Gas supply	yes.

Informal public open space	100	Ownership	Developer option
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Site Ref	LCA Map 10 375 (HA16)	Area	0.14 Hectares
Name	National Tyre Centre	Potential number of dwellings	
Location	60 Keymer Road, Hassocks		
Character/Land Use		Constraints	
Existing use	Tyre Centre UO91	Highway access	Keymer Rd/Dale Avenue
Previously developed?	Yes	Impact on AQMA at Stonepound	Low
Planning history	None recently	National Park	No
Access to Services	Distance in metres	Heritage assets	No designations
Infant school	165	Contaminated land	Yes
Junior school	360	Topography	Level
Secondary school	260	Flood risk area	No
Doctor/Health centre	190	Impact on views	Low sensitivity with potential to significantly enhance views within the village centre.
Public transport (rail)	420	Impact on townscape/landscape character	Low sensitivity with potential to create a high quality village centre with a focal 'square' for events.
Public transport (bus)	40	Arboricultural issues	No
Post office/bank	75	Ecology issues	No designations
Food retail	40	Boundary with built up area	Within centre of village
Age concern	110	Impact on coalescence	None
Library	460	Electricity supply	yes
Formal public open space	200	Gas supply	yes
Informal public open space	400	Ownership	Mr.Saxby

Site Ref	LCA map11 (HA/20)	Area	0.18 hectares
Name	Telephone Exchange	Potential number of dwellings	
Location	Windmill Avenue		
Character/Land Use	Urban	Constraints	
Existing use	Post & telecomms	Highway access	Windmill Avenue
Previously developed?	Yes	Impact on AQMA at Stonepound	Low
Planning history	Not known	National Park	No
Access to Services	Distance in metres	Heritage assets	No designations
Infant school	230	Contaminated land	Possibly
Junior school	310	Topography	Level
Secondary school	180	Flood risk area	Unknown
Doctor/Health centre	90	Impact on views	Low sensitivity but change would need to be mindful of views from local residences.
Public transport (rail)	420	Impact on townscape / landscape character	Low sensitivity and potential to enhance the local townscape.
Public transport (bus)	140	Arboricultural issues	No
Post office/bank	160	Ecology issues	No designations
Food retail	120	Boundary with built up area	Totally within
Age concern	20	Impact on coalescence	No
Library	500	Electricity supply	Yes
Formal public open space	270	Gas supply	Yes
Informal public open space	240	Ownership	BT?

Site Ref	LCA map 12	Area	
Name	Land to the east of Lodge Lane	Potential number of dwellings	
Location	East of Lodge Lane		
Character/Land Use		Constraints	
Existing use	Private recreation and grazing.	Highway access	New highway access required from Lodge Lane
Previously developed?	no	Impact on AQMA at Stonepound	Low
Planning history	not know	National Park	Wholly within the National Park
Access to Services	Distance in metres	Heritage assets	Just outside Conservation Area
Infant school	920	Contaminated land	No
Junior school	410	Topography	Level
Secondary school	560	Flood risk area	Stream on south side
Doctor/Health centre	645	Impact on views	Low sensitivity due to the enclosed nature of the area.
Public transport (rail)	1150	Impact on townscape/landscape character	Low sensitivity due to the built up and suburbanised nature of the surrounding area.
Public transport (bus)	90	Arboricultural issues	Some mature trees and hedgerows
Post office/bank	840	Ecology issues	No designations.
Food retail	320	Boundary with built up area	Adjacent and surrounded on three sides by development.
Age concern	720	Impact on coalescence	No
Library	410	Electricity supply	Yes
Formal public open space	600	Gas supply	Yes
Informal public open space	100	Ownership	Not Known

Site Ref	LCA map 13	Area	8ha
Name	Land to the north west of Clayton Mills	Potential number of dwellings	
Location	running from the railway track to the rear of the gardens of Mackie Avenue		
Character/Land Use		Constraints	
Existing use	Rough grassland	Highway access	Through Clayton Mills
Previously developed?	Re landscaped as part of neighbouring development.	Impact on AQMA at Stonepound	Low
Planning history		National Park	No
Access to Services	Distance in metres	Heritage assets	ANA in northern area. Site assessed for previous development.
Infant school	750	Contaminated land	No
Junior school	1050	Topography	Level with artificial bunds
Secondary school	1050	Flood risk area	No
Doctor/Health centre	990	Impact on views	Moderate sensitivity from the countryside to the north and from Ockley Lane, the railway and footpath
Public transport (rail)	950	Impact on townscape/landscape character	Low sensitivity as an area of poorly restored landscape from previous development. A well defined landscape boundary would be required to the countryside.
Public transport (bus)	370	Arboricultural issues	None
Post office/bank	800	Ecology issues	No designations

Site Ref	LCA map 13	Area	8ha
Food retail	840	Boundary with built up area	On the edge of the countryside.
Age concern	920	Impact on coalescence	Would be contained within the existing building line.
Library	900	Electricity supply	Yes
Formal public open space	500	Gas supply	Yes
Informal public open space	280	Ownership	Unclear

Site Ref	LCA map14 (HA/25)	Area	0.10 Hectares
Name	Hassocks Delivery Office	Potential number of dwellings	
Location	36 Keymer Road		
Character/Land Use	Light industrial	Constraints	
Existing use	Post and telecoms	Highway access	Keymer Road
Previously developed?	Yes	Impact on AQMA at Stonepound	Very Low
Planning history	Unknown	National Park	No
Access to Services	Distance in metres	Heritage assets	No designations
Infant school	40	Contaminated land	No
Junior school	490	Topography	Level
Secondary school	375	Flood risk area	No
Doctor/Health centre	285	Impact on views	Low sensitivity as the present building does not enhance local views.
Public transport (rail)	270	Impact on townscape/landscape character	Low sensitivity as the present building does not enhance local character.
Public transport (bus)	25	Arboricultural issues	No
Post office/bank	85	Ecology issues	No designations
Food retail	200	Boundary with built up area	No
Age concern	195	Impact on coalescence	No
Library	620	Electricity supply	Yes
Formal public open space	350	Gas supply	Yes
Informal public open space	350	Ownership	Not known

Site Ref	LCA map 15	Area	
Name	Hassocks Golf Club	Potential number of dwellings	170
Location	London Road		
Character/Land Use	Recreational	Constraints	
Existing use	Golf Club	Highway access	London Road
Previously developed?	Golf course	Impact on AQMA at Stonepound	Low/moderate.
Planning history	Golf Club	National Park	No
Access to Services	Distance in metres	Heritage assets	Archaeological notification area.
Infant school	900	Contaminated land	No
Junior school	1400	Topography	flat
Secondary school	1300	Flood risk area	Boggy-ground water.
Doctor/Health centre	1300	Impact on views	Moderate sensitivity. Potential visual harm in western portion from the surrounding countryside and the scarp slope of the downs in the National Park.
Public transport (rail)	900	Impact on townscape/landscape character	Moderate sensitivity. The site is rural in character and separated from the built up area.
Public transport (bus)	30	Arboricultural issues	Ancient woodland and individual mature trees.
Post office/bank	1000	Ecology issues	No designations
Food retail	690	Boundary with built up area	Outside
Age concern	1150	Impact on coalescence	On the gaps between Hassocks and Hurst and Burgess Hill
Library	1400	Electricity supply	Yes
Formal public open space	350	Gas supply	Not known
Informal public open space	0	Ownership	Mr.Cole

Site Ref	LCAMap16	Area	2.4 hectares
Name	Land and house	Potential number of	22

	to north of Friars Oak	dwelling s	
Location	North of Friars Oak		
Character/Land Use		Constraints	
Existing use	Houses and unused land	Highway access	London Road
Previously developed?	Partly	Impact on AQMA at Stonepound	Medium
Planning history	No recent	National Park	No
Access to Services	Distance in metres	Heritage assets	No designations
Infant school	1000	Contaminated land	No
Junior school	1500	Topography	level
Secondary school	1450	Flood risk area	Yes, Herring Stream
Doctor/Health centre	1350	Impact on views	Low sensitivity as there is a tree screen on London Road and no footpaths or residential views in.
Public transport (rail)	970	Impact on townscape/landscape character	Moderate sensitivity as countryside with historic character and landscape features.
Public transport (bus)	80	Arboricultural issues	Significant mature trees.
Post office/bank	1100	Ecology issues	No designations
Food retail	820	Boundary with built up area	Outside the built up area but with ribbon development.
Age concern	1270	Impact on coalescence	Extends the northern boundary towards Burgess Hill
Library	1500	Electricity supply	Yes
Formal public open space	380	Gas supply	Yes
Informal public open space	100	Ownership	multiple private

Site Ref	LCA map17	Area	hectares
Name	Russells Nursery	Potential number of dwellings	
Location	Brighton Road		
Character/Land Use		Constraints	
Existing use	Nursery	Highway access	Brighton Road
Previously developed?	Yes as a nursery	Impact on AQMA at Stonepound	High
Planning history	Not known	National Park	No
Access to Services	Distance in metres	Heritage assets	Archeological Notification Area
Infant school	915	Contaminated land	Not known
Junior school	1300	Topography	Sloping north to greensand ridge
Secondary school	1100	Flood risk area	Unknown
Doctor/Health centre	1050	Impact on views	Low sensitivity as views in are limited to views from Brighton Road.
Public transport (rail)	640	Impact on townscape/ landscape character	Low sensitivity as the area is surrounded by residential development and is not of local landscape value.
Public transport (bus)	20	Arboricultural issues	Not known
Post office/bank	980	Ecology issues	No designations
Food retail	400	Boundary with built up area	On south west boundary of existing built area
Age concern	1000	Impact on coalescence	No
Library	1500	Electricity supply	Yes
Formal public open space	650	Gas supply	Yes
Informal public open space	450	Ownership	Private

Site Ref	LCA 18	Area	
Name	Infant school	Potential number of dwellings	
Location	Keymer Road		
Character/Land Use		Constraints	
Existing use	Infant school	Highway access	Keymer Road / Chancellors Park
Previously developed?		Impact on AQMA at Stonepound	Moderate
Planning history		National Park	No
Access to Services	Distance in metres	Heritage assets	No designations
Infant school	Unknown	Contaminated land	No
Junior school	500	Topography	Sloping
Secondary school	390	Flood risk area	Yes
Doctor/Health centre	300	Impact on views	Moderate sensitivity for local views in the village centre.
Public transport (rail)	280	Impact on townscape/landscape character	The old school building has character and local value. The setting for this could be enhanced if retained as part of a development.
Public transport (bus)	45	Arboricultural issues	Mature trees in grounds
Post office/bank	80	Ecology issues	No designations
Food retail	200	Boundary with built up area	Within built up area.
Age concern	200	Impact on coalescence	None
Library	610	Electricity supply	Yes
Formal public open space	350	Gas supply	Yes
Informal public open space	550	Ownership	WSCC

Site Ref	LCA map 19 (HA/05)	Area	
Name	Tates, Garden Centre	Potential number of dwellings	
Location	East Brighton Road		
Character/Land Use	Brownfield	Constraints	
Existing use	Garden Centre	Highway access	Brighton Road
Previously developed?	Yes	Impact on AQMA at Stonepound	High
Planning history		National Park	No
Access to Services	Distance in metres	Heritage assets	No designations
Infant school	795	Contaminated land	Not known
Junior school	1060	Topography	Level
Secondary school	920	Flood risk area	Yes
Doctor/Health centre	860	Impact on views	Low sensitivity but views from the scarp of the Downs would need to be considered.
Public transport (rail)	570	Impact on townscape/ landscape character	Low sensitivity and potential enhancement if well designed and mitigated.
Public transport (bus)	10	Arboricultural issues	Woodland adjacent to the railway.
Post office/bank	840	Ecology issues	No designations
Food retail	560	Boundary with built up area	On the boundary, but most of the site is built up already.
Age concern	830	Impact on coalescence	No
Library	1300	Electricity supply	Yes
Formal public open space	100	Gas supply	Yes
Informal public open space	250	Ownership	Private

Site Ref	LCA Map 20	Area	
Name	Undeveloped land to the south of Clayton Mills	Potential number of dwellings	
Location	southside of Clayton Mills		
Character/Land Use		Constraints	
Existing use	Rough grassland	Highway access	Via Clayton Mills
Previously developed?	no	Impact on AQMA at Stonepound	Low
Planning history	intended use for Health Centre	National Park	No
Access to Services	Distance in metres	Heritage assets	None designated
Infant school	500	Contaminated land	Not known
Junior school	900	Topography	Sloping
Secondary school	850	Flood risk area	Yes
Doctor/Health centre	760	Impact on views	Low sensitivity as only view local views and public footpath.
Public transport (rail)	650	Impact on townscape/landscape character	Low sensitivity as enclosed by development . Character of streamside footpath should be preserved.
Public transport (bus)	250	Arboricultural issues	Trees by stream, hedge
Post office/bank	550	Ecology issues	None designated
Food retail	615	Boundary with built up area	Wholly within
Age concern	690	Impact on coalescence	No
Library	800	Electricity supply	Yes
Formal public open space	300	Gas supply	Yes
Informal public open space	300	Ownership	Barratts?