



Statement of Community Involvement

Outline Proposals for
60 Keymer Road
Hassocks

A Report for:

Star Garages (Brighton) Ltd

Marshall Regen Ltd

19th April 2021

1. Introduction

This Statement of Community Involvement (SCI) outlines the public, business and stakeholder consultation completed by Star Garages (Brighton) Ltd and *Marshall Regen Ltd* to inform the proposed development of 60 Keymer Road (National Tyre & Auto Care), Hassocks.

The Applicants propose to submit an outline planning application to replace the current tyre centre with a housing-led scheme that will help meet the local needs, provide an active high-street frontage, and retain employment opportunities on the site.

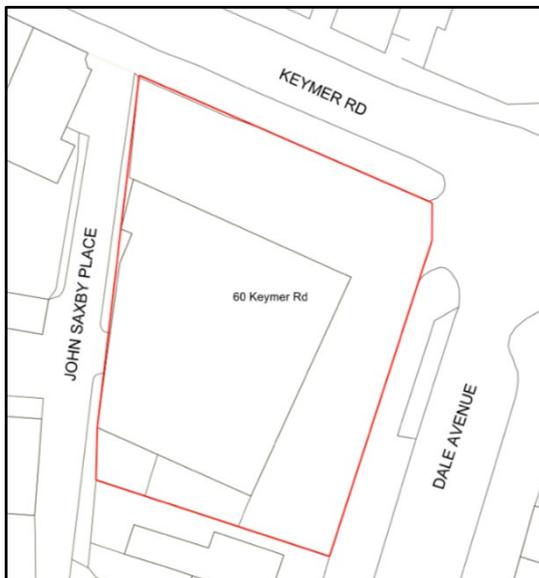
The development of this brownfield site presents a sustainable alternative to unpopular proposals to develop greenfield land on the edge of the village.

The consultation centred on outline development proposals comprising:

- Circa 25 new homes in the form of flats, while protecting the amenity of its immediate neighbours, particularly on Dale Avenue and John Saxby Place.
- On site car parking spaces for all dwellings, including accessible spaces and electric charging points.
- On site motor cycle, cycle, and mobility scooter spaces.
- Circa 200 sqm of employment floorspace, accommodating up to 20 employment opportunities.
- Measures to help mitigate local flooding, traffic, and air quality.
- A financial contribution to support local recreational spaces, such as those at Adastra Park.

Site Location

The proposed development site is located on the corner of Keymer Road and Dale Avenue, Hassocks as indicated in the map and photograph below.



2. Planning Policies on Consultation

National Planning Policy (2019)

The National Planning Policy Framework (NPPF) identifies public consultation at the pre-application stage as a key component of the new planning system. Section 4, items 39 and 40 note that:

“Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community”.

The revised NPPF identifies the importance of pre-application discussions with the local community in the preparation of development proposals. Although not compulsory, the NPPF strongly encourages parties to take maximum advantage of the pre-application stage.

Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they do offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community before submitting their applications.

Mid Sussex District Council Statement Of Community Involvement (2019)

The Council’s Statement of Community Involvement sets out six general principles for community engagement which should be adhered to by Applicants of major planning applications:

Principle 1: Be timely - *The community should be involved as early as possible in the decision-making process when there is more potential to make a difference. Usually it is best to ‘front load’ consultation activity and use it to identify potential issues and options. However, consultation can be effectively used to confirm the level of support for particular courses of action too. Reasonable timescales should be given to the distribution of information and for responses to consultation. Potential participants should be given some notice of an impending community involvement exercise that could affect them, wherever possible.*

Principle 2: Be inclusive - *A key principle of community involvement is that it should be accessible to all those who wish to take part. This may well vary according to the nature of the matter being looked at. Reasonable effort must be made to ensure a representative cross-section of the community is involved including seldom heard groups and groups defined as having protected characteristics under Equalities Legislation. In designing each exercise, the Council will endeavour to understand and accommodate the different ways people want to get involved, including online and via social media, where possible.*

Principle 3: Be transparent - *The quality of information provided to potential consultees must be clear, honest, accurate and unbiased. All written materials should use plain English and be jargon free. It is also important that the material makes it very clear what can be influenced and changed by the participant’s suggestions and comments. Likewise, it needs to explain how and when decisions will be made, following the end of the consultation period.*

Principle 4: Be respectful of each other’s views - *Community involvement exercises will usually uncover a range of views, some of which are in conflict or contradictory. The Council will listen to all the views it receives and seek to balance their relative merits, drawing on other information from the evidence base where that is available. Where the opinion being put forward is not clear it will seek to better understand what is being said. However, it is for all participants in the process to respect the views of other people and encourage a variety of contributions.*

Principle 5: Be efficient - *The Council will work with other organisations, where possible, to streamline consultation processes. Likewise, it will look to use existing networks to save time and resources, and to reduce duplication and ‘consultation fatigue’. Town and Parish Councils can have a particularly important role in this. It is also important to ensure that community involvement exercises are proportionate to the scale and importance of the issue/matter under consideration (there is no ‘off the shelf’ way of conducting such exercises that can be applied to all matters). This will ensure that the Council’s limited resources are spent as wisely as possible.*

Principle 6: Be clear about results - It is essential that those who have contributed to a community involvement exercise are informed in a timely way about the results of the consultation and kept informed of further opportunities for being involved. This will often be in summary form, but it must be clear and objective in its presentation. Similarly, the Council will publicise the decision(s) it came to and, where this differs from the results of the consultation, it will explain why. In this way, it will demonstrate how the consultation exercise has affected the decision at hand.

3. Key Benefits

The Applicants state that the proposed scheme will result in the following key benefits:

Urban Design and Transport Improvements

The design proposals include improving street scene, providing better accessibility, enhancing public safety by removing existing traffic crossovers from Keymer Road and making improvements to the footway. Parking for new residents would be accommodated on site and served by an improved access via Dale Avenue. The proposals are forecast to significantly reduce car movements related to the site; the current car repair workshop is estimated to generate 120 vehicle movements per day, compared to the outline proposals generating around 75 vehicle movements per day. This, and its impact on general traffic flow through the village, should help mitigate local issues of air-quality.

Flood Mitigation Improvements

The site sits adjacent to an area known for localised surface water flooding. Accordingly, the scheme would be designed to reduce the stormwater run-off from the site, through on site attenuation. The footprint of the development would be smaller than the existing footprint, thus not displace any capacity in the existing flood area, and is being designed not to interrupt or divert the flow of flood water to the natural watercourse. No residential accommodation would be located at Ground Floor.

Sustainability Improvements

The scheme would be designed to exceed the energy efficiency requirements of the Building Regulations through using high performance building fabric, energy efficient installations, and onsite renewable energy generation such as solar panels and heat pumps. Opportunities to enhance biodiversity would be incorporated through soft landscape at both street level and on roofs.

Planning

The site is located within Mid Sussex district and subject to the local planning policies within the Mid Sussex District Plan and other policy documents and guidance. Hassocks has also been designated as a Neighbourhood Plan area and the proposals align with the aspirations set out in the Hassocks Neighbourhood Plan (June 2020). The aims of the Plan are to:

- *Provide a framework for future development in the Parish;*
- *Protect and enhance existing open spaces;*
- *Harness development value to improve infrastructure; and*
- *Ensure high quality design and sustainable development.*

Specifically the proposals will help deliver the Neighbourhood Plan's objectives 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; and*

- *Encourage economic development and job creation within the built-up area of the village”.*

Economic

As well as delivering new homes and new jobs, the proposals will provide the Council with additional Council Tax and Business Rates receipts to support local public services, and secure further financial contributions via Section 106 agreement to support local education, health care, recreation, and transport projects.

4. Consultation

Marshall Regen Ltd undertook the following key activities as part of the public, business and stakeholder consultation programme to inform the outline planning application.

4.1 Councillor Consultation

On 29th March 2021, a consultation request email including information about the proposed development plans and informing them of the public consultation exercise was issued to key elected members at Mid Sussex District Council and Hassocks Parish Council – a copy is provided at Annex A.

The email was issued to:

Mid Sussex District Council Cabinet Members

- Leader - jonathan.ash-edwards@midsussex.gov.uk
- Cabinet Member for Economic Growth - stephen.hillier@midsussex.gov.uk
- Cabinet Member for Housing & Planning - andrew.macnaughton@midsussex.gov.uk

Ward Councillors

- Cllr Dempsey - benedict.dempsey@midsussex.gov.uk
- Cllr Hatton - sue.hatton@midsussex.gov.uk
- Cllr Sparasci - alexander.sparasci@midsussex.gov.uk

Mid Sussex District Council Leader of the Opposition

- Alison Bennett - alison.bennett@midsussex.gov.uk

Hassocks Parish Council:

- Cllr Ian WEIR – Chairman - ian.weir@hassocks-pc.gov.uk
- Ian Cumberworth – Clerk - info@hassocks-pc.gov.uk

The ward councillors passed on the information leaflet to Cllr Kirsty Lord - West Sussex County Council’s elected member for Hassocks & Burgess Hill South.

A follow-up email was issued to the Councillors that had not responded on 7th April 2021 requesting their comments on the outline proposals.

4.1.1 Mid Sussex District Council Cabinet Members Responses

Cllr Ash-Edwards forwarded the consultation email internally within the Council and on 29th March 2021 Nick Rogers Business Unit Leader- Development Management issued the following reply:

Dear Mr Marshall,

I have been sent your email to residents regarding a proposal to redevelop this site.

May I suggest that before you submit your application you seek advice from our planning team.

This can help to identify and resolve any planning issues, potentially resulting in a quicker decision and smoother ride for your application through the planning application process.

I attach a link below to the relevant Council web page should you wish to go down that route.

<https://www.midsussex.gov.uk/planning-building/planning-pre-application-advice/>

I hope this is helpful.

Regards

*Nick Rogers
Business Unit Leader- Development Management*

On 12th April, the following reply was issued by Cllr MacNaughton:

Dear Mr Marshall

Thank you for your E-Mail.

As Cabinet Member for Housing and Planning and a member of the Planning Committee I do not take part in private consultations. Members of Planning Committees are advised that they could be predetermined if they take part.

However, I will consider with interest your proposals.

Kind regards

Andrew MacNaughton

4.1.2 Ward Councillors Responses

A virtual consultation meeting with held with Cllr Dempsey, Cllr Hatton, Cllr Sparasci and Cllr Lord from on 14th April 2021. Cllr Hatton stated at the start of the meeting that as she is a member of the Planning Committee, she could not make any comments on the outline scheme's detail so as not to pre-determine any application submitted.

Councillors stated that they believed local people were aware of the outline development plans, but to encourage more people to respond to the consultation they requested to share the information on local Facebook and other social media pages. The key areas discussed were:

Areas of Support	Areas of Concern
<p>The site is an appropriate place for development.</p> <p>Regenerating a brownfield site.</p> <p>Existing Tyre Centre in the heart of the village is unsightly.</p> <p>The proposal for smaller residential units is welcomed, if they are affordable for local people.</p>	<p>Loss of the forecourt as a community space and amenity space. It has been used for local markets, events, Christmas light switch on.</p> <p>Proposals for more shops / retail units when the village already has many empty commercial buildings, especially in a post Covid world. What the area needs is a nursery.</p> <p>Outline plans could be seen as an over-development of the site.</p> <p>Scheme design proposals that bring the building line to the road further exacerbates the loss of the amenity / civic space. Could the design be amended to have the gardens / amenity space on the Keymer Road?</p> <p>The site is on the walking route to local primary and secondary schools so the vehicular access points need to be safe for children to cross.</p>

Overall the ward councillors believed addressing the concerns raised would result in stronger community support for the regeneration of the site. The also suggested seeking the views of the District Council’s Design Review Panel in advance of submitting a planning application.

4.1.3 Hassocks Community Organisation Response

The Parish Council Clerk shared the information leaflet with Jeremy Wakeham, chair of the trustees of Hassocks Community Organisation – a registered charity. The organisation was established from a merger of the Hassocks Amenity Society and Hassocks Community Partnership and is an umbrella organisation with members covering a range of community activities or interests including the Farmers Market, Cycle Hire, a flood group, tree group, a retail discount scheme, running events and the Star Cinema. The organisation is in the process of convening a group in partnership with the Parish Council to look at optimising the future of the high street.

A virtual meeting was undertaken on 13 April 2021 and key areas discussed were:

Areas of Support / Improvements	Areas of Concern / Opportunities
<p>Investigate the potential in to include Hassocks Library into the development from its Keymer location. This could release funding from its existing site.</p> <p>Include more public realm in line with the Neighbourhood Plan aspirations.</p> <p>The current site is an eyesore and in need of regeneration</p> <p>Consider new ways of designing high streets and include an open plaza area</p> <p>Opportunity for including a restaurant in the scheme’s final design</p>	<p>Loss of the community / amenity space for the Farmers market and other events.</p> <p>Traffic management around the site, ensuring safe pedestrian routes and improved shared spaces.</p> <p>The site provides an opportunity of being the heart of the village but needs to be community focussed.</p>

The Hassocks Community Organisation would welcome an opportunity of meeting with the Applicant to talk through further their ideas and aspirations for the site to help secure wider community support for the final scheme design.

4.1.4 Hassocks Parish Council Responses

As a result of the consultation request email, a presentation and virtual meeting was requested by Hassocks Parish Council which took place on Friday 16th April 2021. The Parish Council were represented by the Ian Weir (Chair), Clare Tester (Chair of the Neighbourhood Plan Committee) and Ian Cumberworth (Clerk). At the meeting the Applicant and their planning advisor presented the outline proposals and responded to the following key statements questions raised:

- It will be important to find the right development solution of this prime site in Hassocks.
- There is a desire to develop a village centre that is flexible in uses to be able to adopt to the changing high street landscape.
- The existing farmers market on the site is also very important for providing retail footfall for other local shops.
- There is a desire to retain or develop a space for a public square / amenity and events.
- It is acknowledged that there will be a tension between aspirations to bring the building footprint to align with the high street verses accommodating a public square.
- The village is predominantly 3 storeys in height, so there may be some local concerns over a four story development.
- No strong view on whether the building should be traditionally or contemporary in its design, what is more important is the quality of the architecture.
- There may be scope to reduce the amount of car parking given the site's location close to sustainable transport nodes.
- The final scheme will need to demonstrate no negative over shadowing impact on neighboring properties.
- Is there potential to develop a covered market area on the ground floor?

The Applicant agreed to consider these views and present updated proposals in due course.

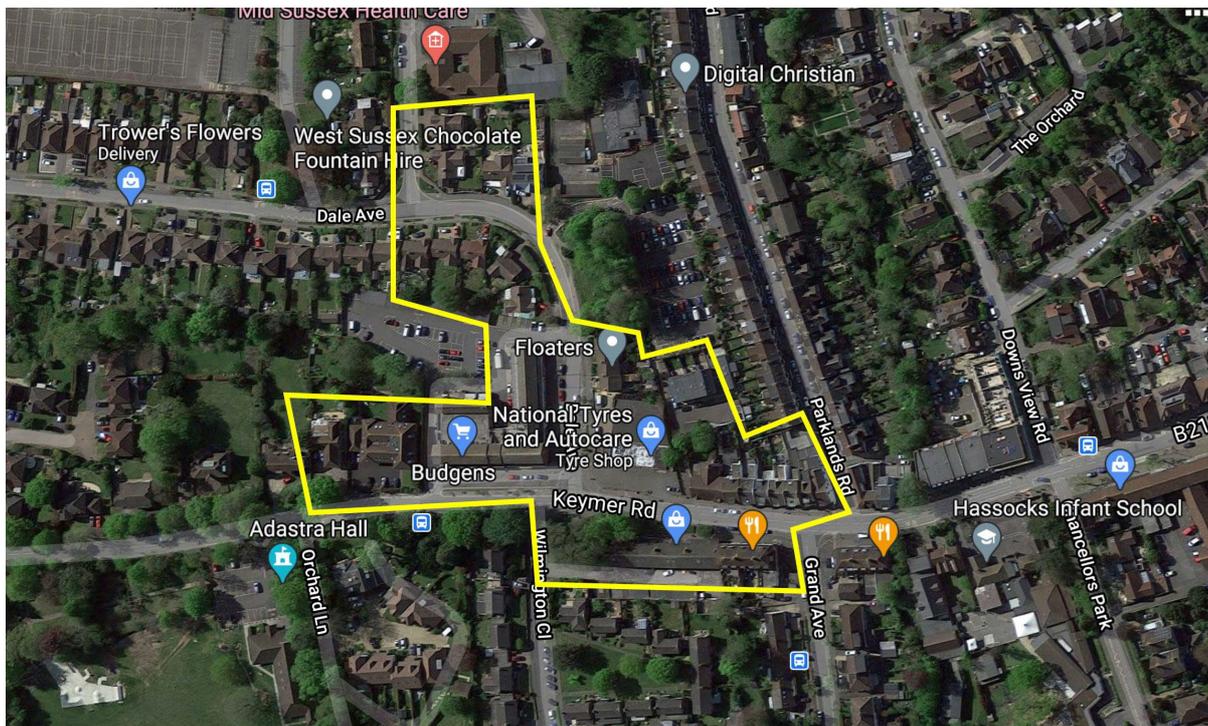
At the time of writing, no further stakeholder responses have been received.

4.2 Public and Business Consultation

An information leaflet setting out the outline development proposals and the key benefits was posted to 149 residential properties and 10 commercial properties on Thursday 1st April 2021 – see Annex B.

Star Garages Consultation Area

A list of properties within the area identified overleaf that were posted an information leaflet is set out at Annex C.



The leaflet included a site location plan, indicative scheme images and a link to an online questionnaire (<https://www.surveymonkey.co.uk/r/TGDK8Q7>) which sought the views of respondents to the following questions.

1. Do you agree the redevelopment of this site has the potential to improve the streetscape with the village centre?
2. Do you support the provision of more homes in this part of Hassocks?
3. Do you support the principle of a housing-led scheme for the redevelopment of this site?
4. Who do you feel the housing should be designed for?
5. Do you support the need for re-providing employment space in this part of Hassocks?
6. What type of employment space do you think would be most suitable?
7. What type of architectural style would you like to see in the final scheme designs?
8. Overall, do you support the redevelopment of this site?

Respondents were given the opportunity of adding additional comments and indicating whether they were a local resident or business.

The information leaflet and link to the on-line questionnaire was also shared by local Ward Councillors on local Facebook pages which significantly added to the numbers of local residents and business consulted and consultation responses received.

5. Core Findings

The following paragraphs set out the core findings from the completed on-line consultation questionnaires completed by the deadline of 5pm on Friday 16th April 2021.

A total of 266 consultation responses were completed, including 203 verbatim comments submitted. Of these 263 identified themselves as local residents, two as local businesses and one no answer.

An analysis of the consultation responses is provided at Annex D and the core headline summary is set out below:

- 116 (43.6%) respondents fully agreed or agreed that the redevelopment of this site has the potential to improve the streetscape with the village centre, whilst 95 respondents (35.7%) disagreed or fully disagreed.
- 75 (28.2%) respondents fully support or support the provision of more homes in this part of Hassocks, whilst 139 respondents (52.3%) do not support.
- 67 (25.2%) respondents fully support or support the principle of a housing-led scheme for the redevelopment of this site, whilst 133 respondents (50.0%) do not support.
- 58 (21.8%) respondents believed the housing should be designed for young people, whilst 52 (19.6%) believed it should be for young families, 37 (13.9%) for older people and 119 (44.7%) gave no opinion.
- 138 (51.9%) respondents fully support or support the need for re-providing employment space in this part of Hassocks, whilst 53 respondents (19.9%) do not support.
- 141 (53.0%) believed the employment space would be most suitable for shops/cafe, whilst 28 (20.5%) respondents believed it should be offices, 11 (4.1%) garage / industrial uses and 86 (32.3%) suggest other uses.
- 121 (45.5%) respondents would like to see a traditional architectural style in the final scheme designs, whilst 31 (11.7%) respondents would like contemporary, 78 (29.3%) gave no opinion and 36 (13.5%) for other styles.
- Overall, 116 (43.6%) respondents fully support or support the redevelopment of this site, whilst 93 (35.0%) do not support.

Annex E sets out all of the verbatim comments received (as submitted and not edited or spell checked) on the on-line consultation responses and these have been reviewed and summarised into the following table of key themes. Note, consultees may have raised more than one point or issue in their response so the total number of responses exceeds to the number of questionnaire completed.

Summary Analysis of Verbatim Comments	
Concerns over the height of the proposed buildings not being in line with the locality	56
Location is right to meet Hassock's need for a community hub	42
Concern over the loss of the community / amenity / event space	26
No need for additional housing in the village	23
Architecture does not fit in with the local village character	21
Traffic / pollution /safety concerns with the proximity of the school	19
Support the proposals and the site is appropriate for new homes	18
provide more green space on the site	16
An overdevelopment of the site, concern over scale or massing	14
Housing should be affordable and / or for local people	14
Smaller scale development would be preferred	13
Population increase concerns for local infrastructure such as doctors/schools.	12

A word cloud analysis of the 42 most used terms in the verbatim comments is set out below:

shops views many meet open garage storeys high
existing developed two village
market far see proposal central amenity access traffic also
redeveloped parking gatherings feel meeting place
village square great centre
village green provide commercial make library
keeping National Tyre high open space
market character already
present community adding area
Issue site

6. Conclusions

In line with the six principles of community engagement as set out in the Mid Sussex District Council Statement Of Community Involvement (2019), the Applicant has completed a comprehensive consultation exercise, especially when considering it will be for an outline planning application.

Consultation meetings have been held with all three Ward councillors, the County Council area representative, Hassocks Community Organisation and members of Hassocks Parish Council. In addition 266 local residents or local business owners have taken time to complete and respond to an on-line survey with 203 of these submitting individual comments on the outline proposals.

A number of consistent themes emerged from the consultation meetings, namely:

- The existing site is an eyesore and it would benefit from redevelopment;
- A keen desire to retain some community / amenity space for the farmers market and other events;
- Hassocks is in need of a public square or plaza;
- The proposal for smaller residential units is welcomed, especially if they are affordable for local people;
- The current scheme design proposals that bring the building line to the road further exacerbates the loss of the amenity / civic space;
- The need to ensure safe pedestrian routes given the site's proximity to local schools;
- Consideration of presenting the revised scheme to the Design Review Panel; and
- The car park provision could be reduced given the site's location close to sustainable transport hubs.

There were some mixed views on proposed commercial space with some consultees not wishing to see more shops whilst others were keen to see new retail and restaurants on the site. Whilst the building height of four storeys was recognised as being higher than the majority of buildings in the village, there was not a consensus in the consultation meetings that this would lead to a formal rejection of the scheme.

Whilst the information leaflet to local residents and businesses made it clear that the consultation was for an outline planning application, many of the comments received were written on the basis of it being a final designed scheme.

Equally, the public consultation produced some mixed views, namely:

- 116 respondents agreed that the redevelopment of this site has the potential to improve the streetscape with the village centre but 95 respondents disagreed with this statement.
- Almost one in three respondents support the provision of more homes in this part of Hassocks, however, just over half do not.
- Of those that gave an opinion, 58 respondents believed the housing should be designed for young people, 52 for young families and 37 for older people.
- Just over half of the respondents support the need for re-providing employment space in this part of Hassocks with shops/café being suggested as the most suitable.
- The majority of respondents (45.5%) would like to see a traditional architectural style in the final scheme designs with far fewer choosing contemporary (11.7%).
- Overall, more respondents support the redevelopment of this site (43.6%) as opposed to it not being developed (35.0%).

Of the verbatim comments analysed the top three comments or issues raised were concerns over the height of the proposed buildings not being in line with the locality; the location being right to meet Hassock's need for a community hub; and concern over the loss of the community, amenity and event space.

These consultation findings can be used by the Applicant to review the outline scheme and continue the dialogue with local stakeholders including the Hassock's Community Organisation and Parish Council. Where possible, it is recommended that the Applicant makes amendments to outline proposals to address the key issues raised by stakeholders and members of the public.

Councillor Consultation Request Email

Dear

Plans for 60 Keymer Road (National Tyre & Auto Care), Hassocks

I am writing to inform you of outline plans for the site of the corner of Keymer Road and Dale Avenue, Hassocks, that could see the existing tyre service centre replaced with new homes and employment opportunities in the village.

The emerging proposals are considering a housing-led scheme that would help meet the local needs, provide an active high-street frontage, and retain employment opportunities on the site, albeit likely to be café, shop, or office in lieu of the current tyre centre. The development of this brownfield site would present a sustainable alternative to unpopular proposals to develop greenfield land on the edge of the village.

The outline proposals are at an early stage but they could comprise:

- Circa 25 new homes in the form of flats, while protecting the amenity of its immediate neighbours, particularly on Dale Avenue and John Saxby Place.
- On site car parking spaces for all dwellings, including accessible spaces and electric charging points.
- On site motor cycle, cycle, and mobility scooter spaces.
- Circa 200 sqm of employment floorspace, accommodating up to 20 employment opportunities.
- Measures to help mitigate local flooding, traffic, and air quality.
- A financial contribution to support local recreational spaces, such as those at Adastra Park.

The Applicant, Star Garages (Brighton) Ltd, is committed to providing as much affordable housing, via either affordable rents or discounted sale, as possible within this development and aiming to achieve at least the minimum required by current Planning Policy.

For your information, I have attached a copy of a consultation leaflet that is being posted to c150 local homes and businesses premises neighbouring the site in the next week which sets out:

- The outline proposals including indicative scheme designs
- A summary of the urban design, transport, flood mitigation and sustainability improvements:
- Planning context within Mid Sussex and the Neighbourhood Plan
- Economic benefits

Residents and business are being offered the opportunity of providing their comments and feedback on the outline proposals via an online questionnaire [<https://www.surveymonkey.co.uk/r/TGDK8Q7>] by 5pm on 16th April 2021.

Your Views and Comments - I would welcome the opportunity of seeking your views and comments on these outline proposals via a telephone conversation or virtual meeting at a time that suits you. Please do let me have any proposed dates and times that would be convenient.

I look forward to hearing from you.

Best wishes

Information Leaflet 01 – 60 Keymer Rd, Hassocks

March 2021

Dear Local Residents and Businesses,

Plans for 60 Keymer Road (National Tyre & Auto Care), Hassocks

I am writing to consult you on emerging outline plans for the site of the corner of Keymer Road and Dale Avenue, Hassocks, that could see the existing tyre service centre replaced with new homes and employment opportunities in the village. A location plan of the development and photo of the site is provided below, which currently comprises National Tyres and Autocare.



The site has previously been identified by Mid Sussex District Council as a “brownfield” site that could help meet local housing needs. It as was also noted in the Townscape Appraisal, which was undertaken as part of the Neighbourhood Plan, that its current arrangement:

“does not positively contribute to a sense of place and its character, scale, form, colour and facing materials all undermine local distinctiveness. Its forecourt undermines the rhythm of the shop facades”.

The site has been owned for many years by Star Garages (Brighton) Ltd, a locally-owned business, who have appointed a locally-based team of professionals to explore outline proposals for its redevelopment. The emerging proposals are therefore looking at a housing-led scheme that would help meet the local needs, provide an active high-street frontage, and retain employment opportunities on the site, albeit likely to be café, shop, or office in lieu of the current tyre centre. The proposals are at an early stage but they could comprise:

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to the site; the current car repair workshop is estimated to generate 120 vehicle movements per day, compared to the outline proposals generating around 75 vehicle movements per day. This, and its impact on general traffic flow through the village, should help mitigate local issues of air-quality.

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- *Encourage economic development and job creation within the built-up area of the village”.*

Economic Benefits: As well as delivering new homes and new jobs, the proposals will provide the Council with additional Council Tax and Business Rates receipts to support local public services, and secure further financial contributions via Section 106 agreement to support local education, health care, recreation, and transport projects.

Your Views: We are keen to hear your views on these outline proposals as a local resident or business before submitting our planning application. An indicative block plan and design of the proposed scheme is attached to this leaflet. We have set up an online response questionnaire. Please copy the link below to your internet browser to provide your comments by Friday 16th April at 5pm.

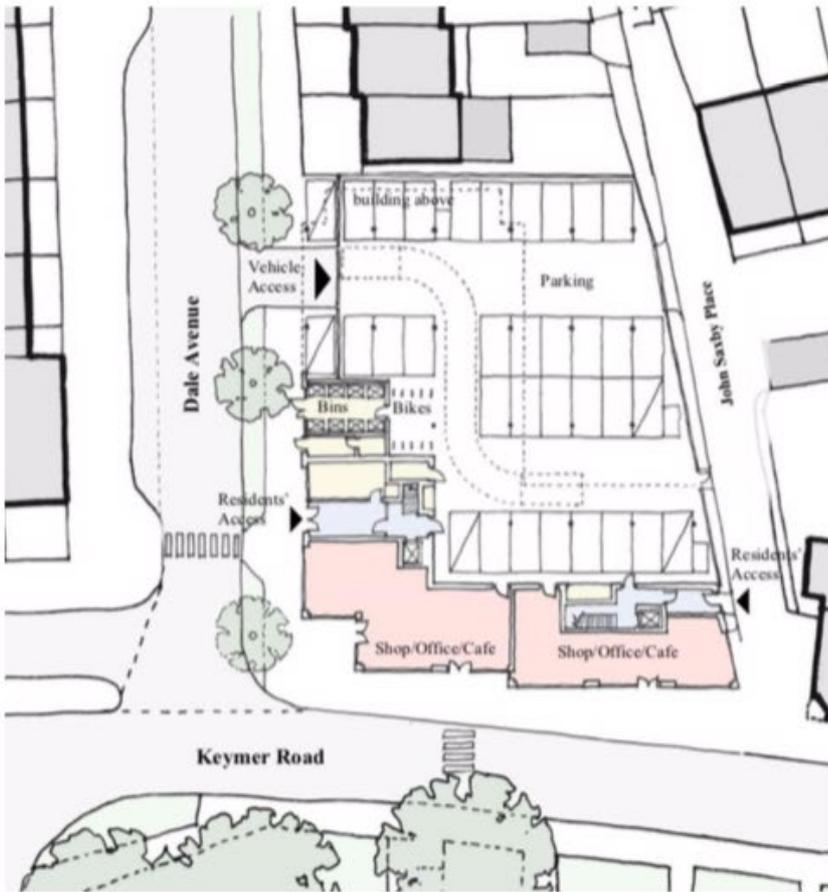
<https://www.surveymonkey.co.uk/r/TGDK8Q7>

Following the public and stakeholder consultation phase, we will be submitting an outline planning application to the District Council. Subject to successful determination of this and subsequent approval of a detailed scheme design, which you will also have an opportunity to comment upon in due course, works could commence in the Spring 2022 and would be completed by Summer 2023.

Your views on the outline principle of the development, as described above, will be added to a Statement of Community Involvement report that will be submitted to the Local Planning Authority during the planning application determination period. Alternatively, once the planning application has been submitted, you can provide your comments directly to Mid Sussex District Council's Planning Department.

Thank you for taking time to respond to our survey.

Scott Marshall, Marshall Regen Ltd on behalf of Star Garages (Brighton) Ltd



Indicative Block Plan



Indicative Aerial View

Indicative Scheme Images (Final Designs will be subject to further consultation)



Looking West along Keymer Road



Looking East along Keymer Road

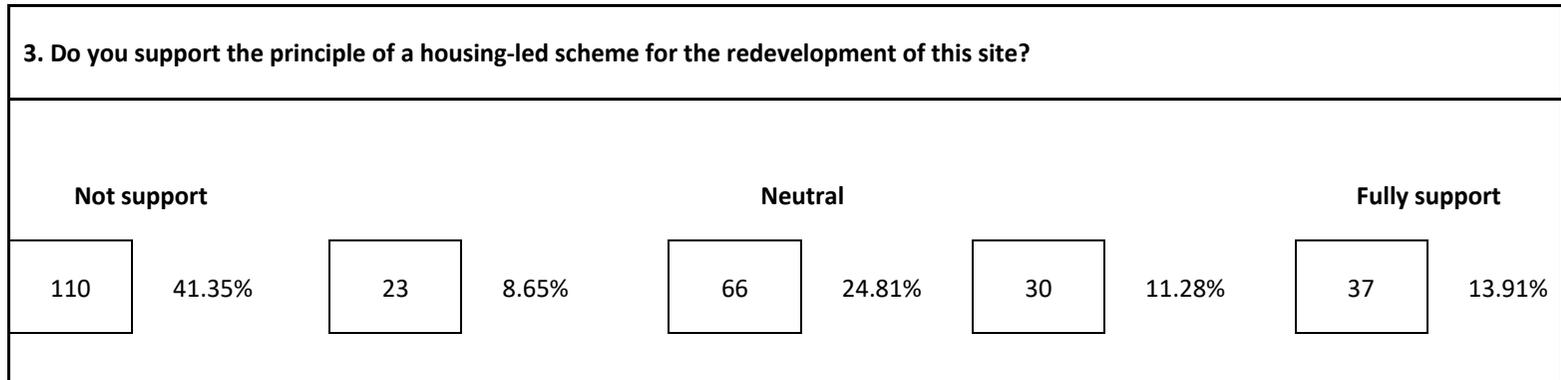
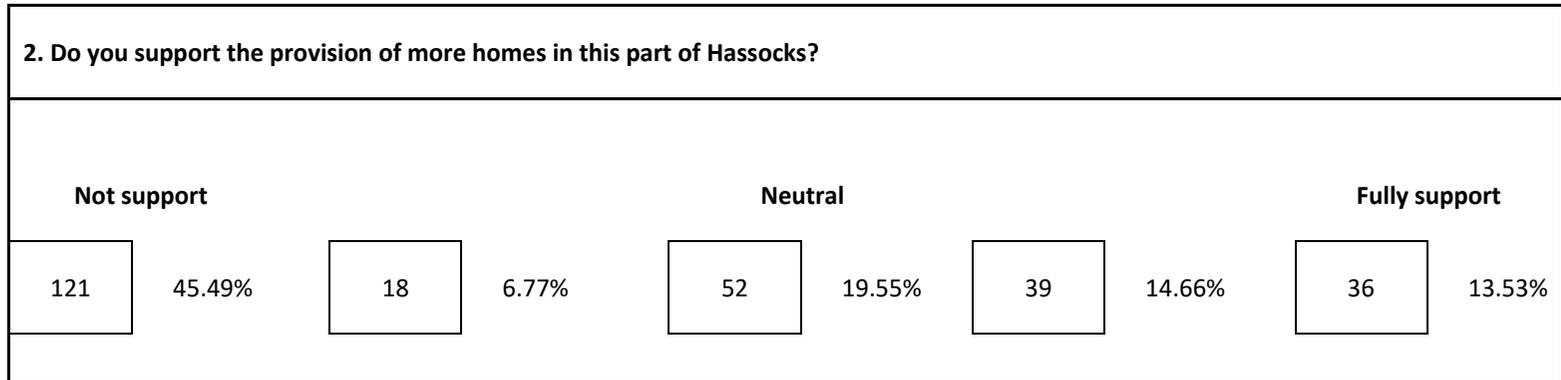
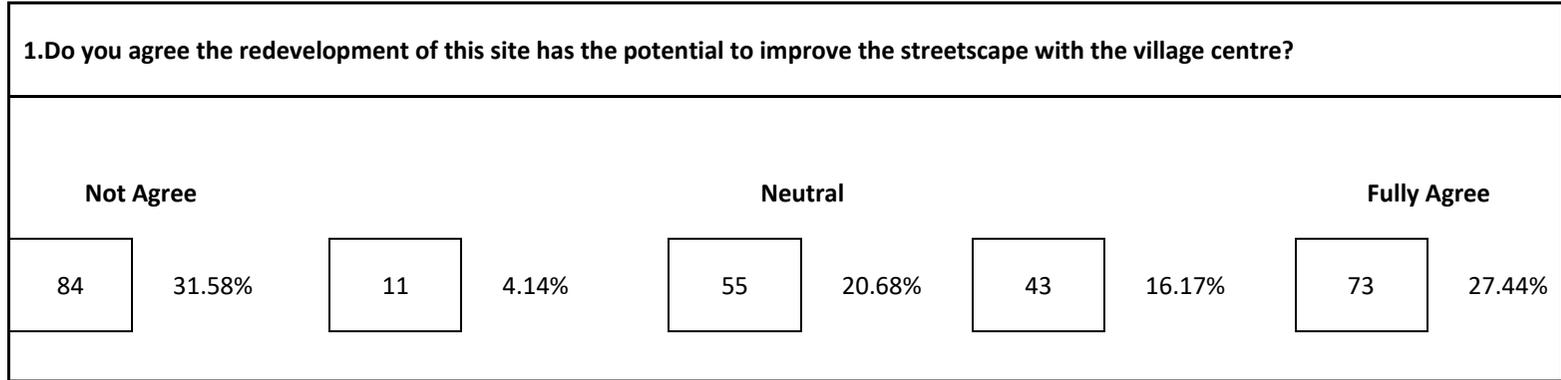


Looking North along Dale Avenue

Properties Issued with an Information Leaflet

- 22 properties in addresses 4 to 48 Parklands Road (odds)
- 20 properties in addresses 5 to 45 Parklands Road (evens)
- 7 properties in addresses 1, 2, 3, 7, 9,11, 13 Dale Avenue
- 4 properties in addresses 68,70, 72, 74 Keymer Avenue
- 7 properties in addresses 1,2,3,4,5,6,7,Windmill Avenue
- 18 flats in Fitzjohn Court 66 Keymer Avenue
- 16 properties or flats in addresses 44, 44B, 46, 46A, 48, 48A, 50, 50A, 52, 52A, 54, 54A, 56, 56A, 58, 58A Keymer Road
- 12 properties or flats in 31,31A,33,33A,35, 35A, 37, 37A, 39, 39A, 41, 41A Keymer Road
- 4 properties in addresses 1,2,3,4 John Saxby Place
- 3 properties in addresses 1,2,3 Wilmington Close
- 2 properties in addresses 1,3 Parklands Road.
- 5 properties in addresses 42 (a to e) Keymer Road
- 9 properties in addresses 44a, 43, 43a, 45, 45a, 47, 47a,49, 49a Keymer Road
- 16 Properties in addresses 9, 9a, 15 to 28 Orien Parade
- 4 properties in addresses 1,2,3,4 Dale Terrace
- Ark Veterinary Group, Parklands Road
- Budgens, Orien Parade
- Age UK, Orien Parade
- SHARNIE WILLIAMS HAIR, Orien Parade
- Orion News, Orien Parade
- Hassocks Hardware, Orien Parade
- Bake Out, Orien Parade
- Day Lewis pharmacy, Orien Parade
- St Catherine’s hospice, Orien Parade
- The Corner Café, Orien Parade

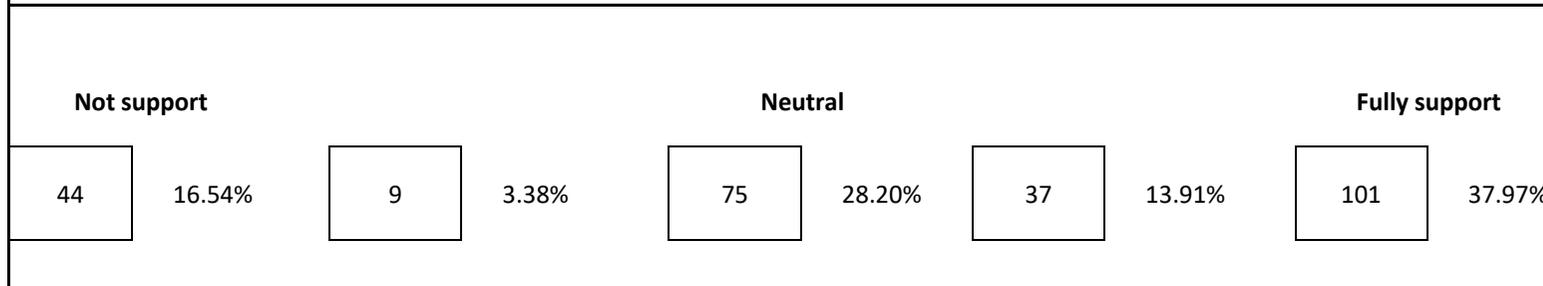
On-Line Consultation Responses Analysis



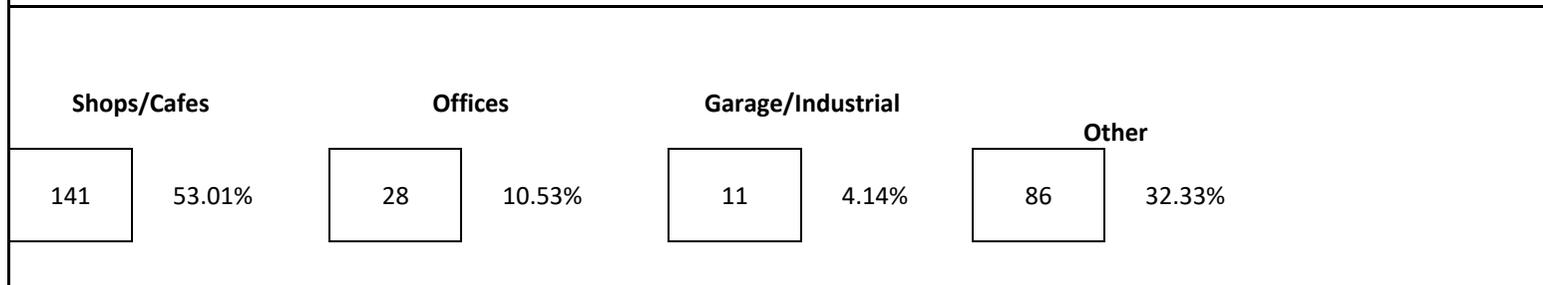
4. Who do you feel the housing should be designed for?



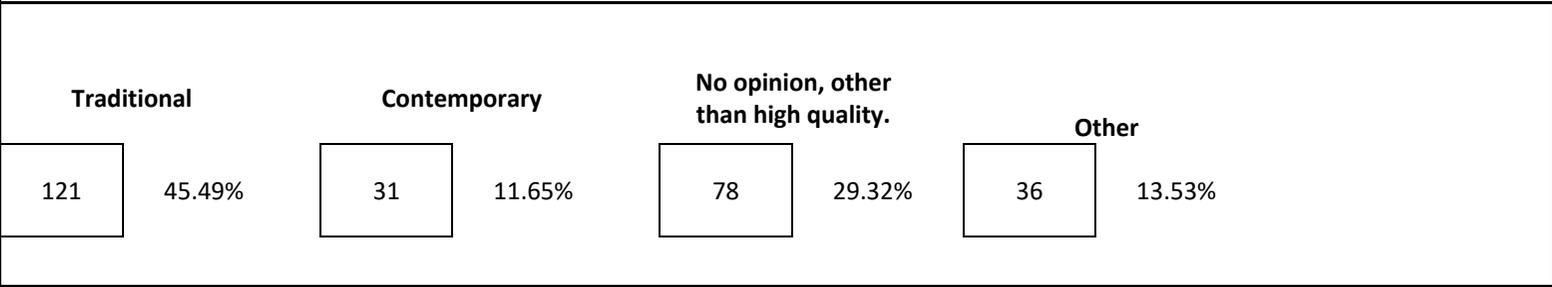
5. Do you support the need for re-providing employment space in this part of Hassocks?



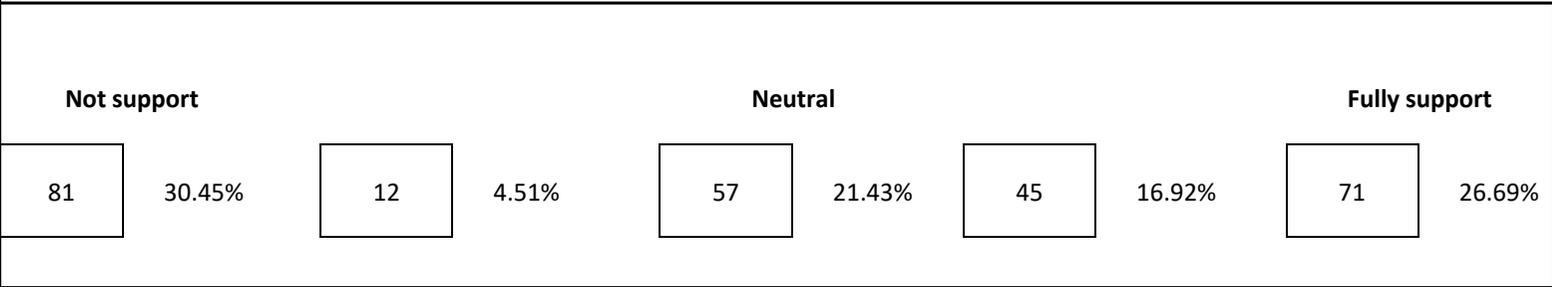
6. What type of employment space do you think would be most suitable?



7. What type of architectural style would you like to see in the final scheme designs?



8. Overall, do you support the redevelopment of this site?



Resident	263	98.87%
Business	2	0.75%
No Answer	1	0.38%

All On-Line Verbatim Comments Received

(Note – Respondents spelling and grammar are as submitted and have not been corrected)

Verbatim
The design of the property must be kept in keeping with the village character of Hassocks and definately not so tall on the corner of Dale Avenue.
I live in the house right next door to national tyres on dale avenue. Although I do think that as a brown space it would be a good place to develop.. I do not think we need more shops/ cafes or small flats. There are 3 empty shops within 100 m of the site.. one of which was a coffee shop and the flats at the old sorting office down the road are still yet to sell. I am also worried at the height of your proposed plan and the impact it would have on my light.. and the balcony that runs along the back would be a viewing platform into my garden and possibly into the gardens of John saxby place and my neighbours. The site is also home to the local market which is a wonderful community event that helps small businesses, and a great place for people to meet and socialise. It would be a shame to see this have to end. I actually don't mind national tyres having the space. It has great staff that are likely to loose their jobs with the closure of the branch, it provides parking for when the overly crammed car park in age concern is full, and is a useful part of the village for tyres/ breaks etc. You quoted that c120 vehicles use it per day.. I would say that we are about to loose a viable and useful business along with the market too.
A recreational area with grass and benches
I support development on this site, however a community space is required to be set up in its place in the heart of the village
Whilst I support the long term redevelopment of the site I cannot support the proposed development and the monstrosity of building complex being planned to be built on the site. The proposed Buildings are totally out of character with the surrounding area, they are too high and garish and would spoil the appearance of the village even more than the present development. I would rather keep the present garage than have the proposed new development.
The space needs to include a meeting space for the village. Them forecourt is currently used during community events as a meeting place. This is vital to support the community and what many residents want. A four storey building is too high and will further lose the communities identity as a village community.
Further development to this beautiful village will only be a detriment and ruin what is slowly losing a sense of being a village. Housing is not needed in this area. The south, mainly sussex is already being turned into one giant housing estate. Losing all green land. For what is supposed to be generation green, we are destroying nature without thought. Already 500 homes have been agreed locally. We do not need flats and over building and turning a village into what can only become a horrible london town. This should be prevented at all costs. There is already a huge strain on facilities namely shops and schools. Affordable housing is inappropriate for the area too. Consideration to existing residents and their needs should be priority, not adding more council estates to every village. Why not consider a more green space - garden with seating and maybe a small cafe/ restaurant. Im sure the rest of the community will have similar thoughts, and we urge you to reconsider.

There is no need for re-developemnt of Space in Hassocks, already we are experiencing over crowding of what once was a lovely village. There is already too much strain on the facilities. And recently a development for 500 homes in the local area, will already provide more than enough housing including affordable housing - further housing in this area is certainly not required. Re-developement is not necessary and will be the detriment to this lovely local village, which is already losing its sense of community. Further more, more green space on the other hand is required for the people of hassocks to sit and enjoy socialising - a small garden would be more appropriate. In a world where Environment and green thinking is meant to be first priority, it is upsetting to see all land being swallowed up for building - pollution is worsening not improving. Allowing a residence for another 25 individuals can only be a detriment - taking into account two cars per family at least. And schools in this area are already over crowded. No consideration for existing residents is being taken into account and this is a common feature with new developments. There is just no need for it. I urge you to consider preventing development and consider a more green solution, like a garden/green space. why not consider turning brown lands into green!!

please if we must have more housing make it better design than old post office building.

This scheme is totally out of character with the village. It is far too high, far too close to the road, too cramped, too many dwellings, too many extra cars.

This scheme is an example of over-development.

4 stories would not be in keeping with the Hassocks sky line. There are already several empty shops in the village and all banks have gone. Already several cafés. Do we need more? Choice of shops in this development must improve village facilities. What will happen to the monthly market?

As an retired architect/landscape architect/ academic who worked on the Village Design Statement and subsequent brief for this site- part of the biggest brownfield site in Mid Sussex I see the proposals as a complete failure with regards to a master plan, footprint, massing, scale and streetscape. etc, etc.

I do not agree with the plan for new homes in the high street, there has just been new flats built further up the High Street and over 500 homes to be built in Ockley Lane.. what will happen to the local market and light up hassocks and the schools are over subscribed already so building more homes will NOT be beneficial

This will add to the competition for school places in Hassocks which is already an issue

The drawings are very misleading in scale - the building in fact would dominate the centre of the village and th balcony idea is totally unacceptable.

I feel it is important to make provision for the local market which is an important part of village life. They site should be developed into commercial premises which provides and opportunity for a few local businesses. A restaurant or other hosptiatitiy setting would be ideal. 25 flats and the need for all of the additional parking and infrastructure requirements are unnecessary with the unprecedented level of building currently occuring in Hassocks.

The forecourt is currently utilised for the village market, any redevelopment should encompass the need for a central open area for outdoor community use such as markets and performances. Already lots of flats in the centre and a space that could operate a restaurant or provide evening entertainment without a limitation due to residential use would be of more greater amenity to the village

I think the site should become a community space, retail business, not more housing in a congested village.

What provision will be made, and where, for the monthly market? As well as the annual "Light Up Hassocks" event (mentioning only two)

There is already over development of new housing in Hassocks and Keymer. The increased volume of traffic will exacerbate an already dangerously polluted area.

I would welcome a thoughtful and sensitive redevelopment which provides a mix of housing, commercial and community spaces. This site is currently used for a monthly market and annual community events and any future redevelopment should enable these to continue. What will be crucial is the ground floor space - if it is wall to wall building without any open space these community activities will be curtailed to the detriment of village life. Secondly, the scale of the development should not be out of place with the existing village buildings, and for this reason I am completely opposed to a 4 story building that would cut out both light and Downland views from the centre of the village. Thirdly, the building line should not come right up to the existing pavement line, which would present an imposing urban feel to what is still a Downlands village, as well as cutting out light and views to neighbouring houses and flats. Finally, the choice of materials should reflect the proximity of the South Downs National Park, taking care to be sensitive to the views both from the village up to the Downs and from the Downs down to the village. This is not just because I am a resident in the village and would like its character to be preserved but also because there are good commercial reasons for preserving Hassocks tourism which relies on the atmosphere of the village as a 'gateway' to the National Park. Any development which detracts from these concerns would be a travesty for the future social and commercial wellbeing not only of local residents but for the wider Mid Sussex economy also.

Although I fully support the redevelopment of this site I feel this plan is too large and overbearing for the chosen site. This development needs to be reduced to fit within the village setting. It needs to be more sympathetic to a village nestled within the South Downs. These plans at present are more suitable for a larger city.

I don't support putting a colossus in the centre of the town. The current drawing suggest a "contemporary" design which to my eye looks ugly and out of place. The information provided about the proposal is inadequate for example the dimensions of the proposed building are not given and the contribution to local space is not specified. My main objects to this redevelopment are 1. it is too high for its context by 2 storeys and its looks very ugly

This area should be redeveloped to a more aesthetically pleasing market space for the community - we are lucky in Hassocks to have regular high quality well attended market that gives a great sense of cohesive community

Four storeys is too high, most of the rest of the road is 3 or less.

The suggested plan is overdevelopment. Too high- loss of light and Downs views. Too close to boundaries. Not in keeping with current building style. Sad loss of community space of forecourt

I support this but do not support crowing in as many dwellings as possible, the space could also be used for the community as well as some provision for housing.

Community square to be part of the development please.

It would look hugely out of sync with the rest of the high street and cause traffic congestion around school times. Ridiculous and ill thought out yet again

This design is too intrusive for the site. The building should be set further back from the pavement

If development goes ahead people in Hassocks will be missing market place, we need a new library, we don't have many places for kids clubs, various sport and craft clubs. Perhaps having a flats for young people will allow to have a ground to be utilised for community needs?

I think it should be mixed age. Ground floor with small outside space for older people. The retention of a village square on the site for the farmers market and other events is essential.

I have concerns about the impact of how a housing block with retail space underneath will look in such a central location. The opportunity to create a green space for use by the local community would not only be more aesthetically pleasing, but also provide opportunity for village events to use it.

FAO Scott Marshall, Marshall Regen Ltd Dear Mr Marshall I am writing on behalf of several friends who live within sight of the proposed development at 60 Keymer Road, Hassocks. They are grateful for being consulted at this early stage but are all deeply frustrated that the only way of registering their views is via the "any other comments" box on this surveymonkey page. Please could you supply an e-mail address via which comments could be registered more easily. Kind regards, Dr Robert Young bob26young@gmail.com 14 April 2021

Space should be used for Village Square development to allow Market to continue.

A development of this site fully in sympathy with a downland village, such as Hassocks, would be most welcome taking into account the surroundings and facilitating views of the downs from the village centre, which exist at present. The proposed development is completely out of character and is an over-development of the area and is more in keeping with a large commercial town; it is 4 storeys high, right up to the site boundaries, is beyond the building line of Dale Ave and will block out the views of the downs and light from the centre of the village. It will block out vision for drivers coming from Dale Ave, thus creating a traffic hazard. However, a sympathetic development enhancing the nature of a downland village would be welcome.

Live in Dale terrace and don't want lots more cars in this area due to pollution and three stories is too high

A green space, an outdoor community space, residence for the young, should have a covenant of no extra planning for alterations so need to move on. Focus on new start out homes for single or couples. Eco, self sufficient should be the aspiration.

Although this site was approved for development by residents voting in the Local Plan, this was to try and save development of the green fields surrounding Hassocks. The artists impression for this development is far too big. It is too high and too close to the roads. It overpowers what should be an open centre of the village, especially as the garage forecourt is and has been for some years, used as the site of the Village Market. Whatever it is promising to provide, in its current form it will be a serious detriment to our charming village.

I would like to see the space used for local amenities. Library, toilets, market place, place to sit/meet. A place for the community.

Instead of housing or business it should be a paved space/village square with green features. If buildings are created they should have living walls on to support environmental issues.

25 flats sounds like too many to fit into this space. That will also mean fitting in 25 parking spaces! The village is becoming more and more busy and the impact on traffic and parking needs to be considered. The building also needs to fit into the village-scape. The development at the old sorting office is really ugly.

Hassocks needs a community hub and this would be the ideal time to build one in. A village square would be perfect.

This is an opportunity to provide the growing population of Hassocks with an attractive central focal point where the community can interact and learn. We do not need more shops, cafes, hairdressers or solicitors. We need a new central library, a meeting place with a garden and water feature and an area for market stalls.

The development should provide an open space in the centre of the village and be sympathetic to its position at the foot of the south downs and allow the downs to be seen from the village centre. The proposed development of 4 storeys high right up to the boundaries is out of keeping in a downland village and is an overdevelopment and will ruin the look and feel of the village.

Mixed tenure affordable housing to meet local housing need

Housing which is truly affordable is the only way housing should be allowed on the site but with a mix including village square for market and possibly new library/community space

The proposed 4 storey is way too high. Also concerned re impact on traffic and parking which is already a problem without adding this number of new dwellings. Most will have 2 cars and there will not be space to accommodate 2 per dwelling.
Current plans look to be overdevelopment. 4 storeys is out of character with the the area.
A community space is vital and keeping and even increasing the frequency and expanding the village market would be beneficial
More houses when the area is already struggling with cars (Roads busy/full)and families (schools full/oversubscribed) is not the answer.
I agree the space should be redeveloped but in a sensitive way. The artists impression that I have seen is an abomination and I feel the development is too dense leaving no community space.
More new houses and vehicles and pollution is unnecessary.
Consideration needs to be given to the current space at the front which the village uses for farmers markets and events such as Light Up Hassocks. This will be lost and the development needs to come up with an alternative.
It would be important to keep the community space used for the village markets and village events such as light up hassocks
I use national tyres frequently and would like it to remain as it is.
I am a regular visitor to Hassocks. I would be very sad to see over development in the village centre. Develop the site as a green open space for community events such as the market.
Do not believe this development is requires especially with the go ahead of 500 homes nearby
This could be a fantastic opportunity to redevelop the centre of the village with open space especially for all people to sit & congregate
I am concerned about the future of the forecourt space which has been well-used as a vital off-road community space for the monthly market and for events such as Light UP hassocks. Any plans should include an area which can be used as a community space by the community.
This is centre of the village and site of market so would like it partly to be used for community gatherings and outdoor seating. Flowers and attractive architecture is essential.
As we have Hassocks Market there every month it would be nice to make it into a central communal spot for people to sit and local businesses to et permits to pitch up such as food vans/stalls. If there could be green areas, tables and benches to sit it would make a really nice 'village green' area for people to come together and make the most of local produce. Something similar to Ditchling green.
Space for the market needs to be kept, it is an asset. The planned development is too imposing for its position on neighbouring porpoerties and that part of the high street
This needs to be developed as a central community area for the village, such as a village square or focal point, not more flats/ housing
A place for local farms and businesses to come together and sell their produce. We should all support our local businesses.
Whilst i support development of the site, this suggestion seems too overpowering for the site,also concerned about the traffic issues on a very busy corner
The current design is ugly and oppressive. With no frontage the whole vista of this area will be cut off. If it has to be housing then put parking at the front and flats at the back and limit it to 2 stories in keeping with the local buildings. This will ensure that the area is open and not narrow and oppressive.

It's imperative that part of this site is kept for the community. It should offer space for the market which could perhaps become weekly? Space for gathering and community projects. If the library were to be moved here, then the library premises could be redeveloped to provide apartment dwelling, on a site which already has housing. It's also ESSENTIAL that if there is building on the proposed site it should NOT be higher than surrounding buildings.

Nothing to add

I feel that the space should be available for a community space. It is the focal point and central point for the village and should be developed to reflect that. This would enable local groups to meet and keep a community and social setting. To my mind there is very little in Hassocks to enable people to meet socially

Please consider how it will fit in and complement the rest of the high street (the current site is an eyesore so bound to be an improvement). Some space at the front for the market and other local events (a focal point) would be really well received.

If the site must be redeveloped it should not be so high. It will dominate the centre of the village

It would be great to see this site developed but the proposals as they stand are an overdevelopment. 3 storeys is probably the maximum appropriate for this site unless the 4th storey was set back substantially. The loss of an open feel with sight of the sky, and the loss of the community space for the market is a big factor. If there is any way you can retain this feel and the community space for the market then I think you would find that the community would be very supportive of this redevelopment but as it stands I think they may find it hard to support. I'm concerned about traffic access at peak times - this is a fairly complex junction with the pedestrian crossing, the Budgens slip road, school traffic and Wilmington Close. Adding in the entrance for 25 vehicles could cause problems and would need to be addressed in detail at the planning stage I think. Also thinking about pedestrian safety to school - could the access be designed with pedestrian priority to ensure children are safe travelling to and from school. The amenity of Dale Terrace in particular needs to be considered and I appreciate the efforts to do this. In order to support the community, would the developer consider approaching WSCC to see whether they would be interested in a long leasehold on one of the units to move the library from the edge of the village into the village centre? I think the community would really welcome this and give us an opportunity to support the development.

Money talks. It will be developed. Low rise housing to stay in keeping with the immediate area. Too many housing developments already.

This is the only, accessible, central space in Hassocks and losing it is a bad idea. The market could become a twice monthly one, there could be some seating, it would be a huge community meeting place and asset. Adastral area is fine but parking is difficult and makes the road narrow. It's just not convenient there.

The development should be a collection of houses around a small market square

I hate to see that space, which is currently used for community purposes, go and chance. I also don't want to have a much higher building blocking the sun.

Consideration should be given to providing a community outdoor space to continue to support the local farmers market and a space for community social gatherings.

My concerns are the height of the proposal. It's too high and not in keeping with rest of the village buildings. Traffic on Dale Avenue at peak times is an issue. Loss of village market site.

The survey is deeply flawed and leading. Tbh it's really unnecessary to load it in this way. The site is allocated, it's acceptable in principle. The loss of the garage and further housing isn't and shouldn't be in dispute. The main issue is the scale, massing and height of your proposals. The building as consulted is just too tall for the site and street scale. It needs to be three storeys maximum due to its prominent m/open/corner location and to sit comfortably amongst the adjacent buildings.

If the proposal does go ahead to redevelop this site. The Housing should be on affordable rent or help to buy scheme. If affordable or social rent then I think Hassocks should have their own village Housing association organisation rather than Clarion Housing. Perhaps Hassocks parish council could look into making any new or existing ex council Clarion properties into a village housing association instead too. Make it more community based housing organisation like the Franklands village organisation scheme.

The housing should be made available to local people born in Hassocks at a sensible price. There should be a criteria in which at least 80% of the homes are sold to people born in Hassocks or have family connection to the village aka not sold to londoners
please keep to maximum 3 floors and keep room for the village market.
The hassocks plan has not been taken into consideration with the application
Please ensure at least 1 parking space per property. Please encourage the architecture to fit with local designs.
If you are going to develop, then make it a gathering area for residents and a community area for markets at.
Proposed building us far too big for site. Proximity to local schools will add a huge amount of additional traffic on 2 very busy roads already adding increased danger to local residents. Crazy development idea for the centre of the village. What about a single story arts centre?
Na
Area for community activities should be provided. (Ie market). Sufficient line of sight for access to dale avenue to ensure safe. Do not go to 4 stories, this will be too high and will be out of character for village. Small affordable retail space for local residents to showcase local projects / work. Community pedestrian outdoor area for gatherings should be developed and financed by builders.
The plans do not provide any provision for a community space, which is very much needed for the area.
Infrastructure cannot support increase in population
The site can be improved without a high block of flats and retail spaces that aren't required. It shouldn't be higher than the buildings across the road and further down Keymer road . The supposed financial incentive should be clarified that it will be a tiny percentage of the profit that the developer will make.
The forecourt is used by a monthly market space. This is an excellent use.of the space and further community led events should be taken into consideration to be hosted there. Perhaps the "commercial use" should instead be "community use".
Na
A community space (village square/bandstand) would be an asset to the village and if it could house the market once or twice a month even better.
We do not need any more houses, shops or cafes in this space. End of!
I feel it is imperative that the site retains a 'village square' for the market, events etc. As the hub of the village that should be at the core of the design, with retail, housing etc around that.
Please ensure Hassocks has a community space. The current space is perfect for markets etc
Must have adequate parking and be set back from the road. Maybe some green space
Please consider space useful for the community ie not commercial space just for solicitors or businesses that the whole community use. The library would make a fantastic focal point
A 4 storey building of flats would be an absolute eyesore in the centre of hassocks village. It would also cause a bigger pile up for parking and traffic. The village should be kept as a village and not turned into a town, it's becoming over-populated and residents are finding it increasingly hard to see their children into schools in the catchment area as it is. Please consider how disruptive and unnecessary this design is.

Prefer to see housing provided here rather than on the outer edge of the village
Leave it how it is
The height of the buildings should be in line existing buildings nearby (along from the old pavilion electrics) and I my view in keeping, architecturally. Traffic should be a consideration, particularly with two schools along Dale Avenue. It gets very busy at the in/out times, so access would need to be considered properly
Currently site provides much needed open community space in the heart of the village. This facility needs to be retained.
Would be good to have an area large enough for a restaurant for some evening entertainment
I support the principle of developing brownfield sites. I also support the provision of smaller, lower-cost housing, ideally for younger local people. I would hope the price-point of the proposed flats would be reasonable so as not to be out of the reach of existing local residents. I have concerns about the potential loss of the amenity provided by the current forecourt of National Tyres. This space is frequently used, for example for the village market and for the Light Up Hassocks event at Christmas. It would be negative if this space is lost. I also question whether more commercial units on Keymer Road are needed, considering there are already many empty units - several of which have been empty since before COVID-19. Ideally, I would like to see the residential development combined with a retention of an open space with potential for community use, rather than frontage right up to the pavement.
The market?!?! What about the monthly market?? This is a fantastic space for the community events like the market and light up Hassocks. There isn't really an alternative. It would be a pity to lose that.
25 flats is far too many for this site. The top floor makes it too high and very over-powering.
It would be wonderful if the development wasn't build all the way to the edges of the pavement, but instead left a few meters wide green space with planted trees and wild meadow /flowers in front of the houses. This would increase the wellbeing of all local residents (and wildlife!), make the village centre look more inviting and act as a buffer to some of the traffic pollution. The current site is not pretty, and I mostly agree with the development - as long as it is built traditionally copying the oldest and prettiest buildings in the village, not some of the later and uglier additions.
Proposed height of development is ridiculous and will stick out like a sore thumb! Make it smaller and in line with the other buildings / shops Hassocks is a village and is fast becoming a town!
I don't fully agree that the centre of Hassocks needs more residential houses/commercial space seeing as there are currently 5 empty shops without occupancy (plus the new ones in the old sorting office) and several flats on the hightstreet or nearby that have been on the market a while. However there is a need for community space in the centre of Hassocks and although the site as it stands is very unattractive, what replaces it should be considered to benefit the village not only financially but as a community.
4 storeys is too high. No community space. Forecourt should be maintained as a community space or developer expected to provide elsewhere.
Over development. Needs something doing with space but not a 4 storey building. Traffic very busy with schools etc so will be a nightmare
We have another new housing at the present time and developers are unable to sell these properties
Not too high. Two or three stories max. Consider where the market will be held for the village. Make it affordable, especially for the older generation who want to downsize.
How many storys high is this development? There is already an over supply of shops in Hassocks.

The current plan is inappropriate for a downland village and unsympathetic to its surroundings with no aesthetic consideration. It is an over development which will be detrimental to the centre of the village and is more suited to a larger commercial town. The roof line is high and will block out light in the centre of the village. 4 storeys high is higher than the 3 storeys on the Budgens parade, which was built in the sixties when sympathy to the surrounding area was not taken into account - this blocked out the view of the downs from the centre of the village and hopefully wouldn't be allowed today. The building line is right on the pavement on both Dale Ave and Keymer Rd, and is much further forward than the houses in Dale Terrace in Dale Ave, and the Budgens parade in Keymer Rd. It needs drawing back and the height reducing by at least a storey, ideally two. A more attractive shape would be an L shape and would allow for some green space. Ideally development of this area would include a grassed area and a community space or e.g. be a new and more central home for the Hassocks library.

It would be really important to have a community space as part of this redevelopment as it is currently used for some regular community events. These are crucial to the enjoyment of Hassocks as a place to live.

The redevelopment is an opportunity to provide long term benefits to the village. More Local shops / Leisure facilities

This site. In the middle of the village is not suitable to o ER high density housing.

Like others I have issue with the proposed height, access only via Keymer road and where the monthly market would reside in the future

This is not a suitable site for more housing.

Please consider request for retail restaurant space

Please don't make them higher than 2 stories and please ensure enough parking is available as local car parks are at capacity already

There is not enough facilities to support existing new builds let alone adding another 25 and straining it further

As a brownfield development it hard to oppose...but it would be much nicer aesthetically to have a green space there a la Hurstpierpoint village....thereby keeping space for farmers markets etc., that will truly benefit our community .

Current design is too tall. Three stories is plenty. It should only contain affordable homes! It should have some community space, like the library could move here and other houses build where the current library is. There should be plenty of pavement as it's a busy walk through area. Maybe with some planters or benches like across the road from the current development.

It should maintain a space for the market and for people to meet. Maybe a nice fountain would add to the look. I loved the idea that this used to be a village pond which would have been lovely to restore but I appreciate that that wouldn't be economic given instead of producing money it would cost money in maintenance. But I don't want to see just a plain block with no character and no room for the village

I prefer this site rather than further green space and local gap sites. I feel 4 stories is inappropriate though.

It would be wonderful to have a central green space/square on this site with shops/cafes built on the ground floor with upper floors built as accommodation with a green space at the front of the building.

Four storey building way too high for a busy corner site. Access road dangerous at busy times. We need a bit of green space in the village (like Hurstpierpoint)

Please will the overall thoughts of the community be taken into consideration and not just the cheapest building for the maximum profit?

many local places are vacant, be they new build flats, new build houses and shop spaces, in the centre of hassocks. The Garage presently is past its best before date, but it provides a service. I think the biggest problem is what could go there ? definitely worth a full inquiry...

A community space needs to be included for outdoor meetings and markets. An innovative space could be created here - think outside of the traditional and create something that aligns with the community spirit of Hassocks

Need an area as a village square
We need a village square/space to be included. Pedestrian & somewhere for the market to be held. Plus community events like light to Hassocks
The inclusion of a small communal outdoor space would be a huge amenity for the village
I support the redevelopment of his site and the provision of homes here. However the proposed building is too tall compared to the other buildings in the street and would dominate/be too imposing. The design is also awful. I am not opposed to modern or traditional design but the design proposed is not nice at all and needs a rethink.
It is too high- 4 storey block will dominate the area and will not be remotely in keeping with the rest of the high street ethos. The vehicle access onto Dale Ave will be a problem at peak times, particularly on school days Where is the village market supposed to go? Surely a central/focal space for the village in the middle of the village is preferable to a high rise development which shows scant regard for the village ethos. This is, in my view a money making exercise which will become a white elephant It needs to be clearly agreed that the units (both domicile and business) should be affordable and by that I mean really affordable.
Can we not just keep the National tyres. Used extensively.
Proposed buildings look higher than surrounding buildings and not in keeping. These flats should be genuinely affordable to meet housing needs. Vehicle access an issue as this end of Dale Avenue is often congested.
This area should have been a 'village square' or other recreational space - how this was allocated to housing is a disgrace.
Affordable housing for young people and young families. My children could not afford to buy a house or flat in the village so had to move out
Need community square place for people to meet Seating area Place for market Not housing or retail
please stop over developing the village
Whilst it is currently an eyesore, the National Tyres forecourt does at least provide a centre to the village. I feel strongly that any redevelopment should include space for a village square or central pedestrianised area as a focal point for village events, or the market, or simply to provide some "heart".
What we really need is the infrastructure for all these homes. Desperately need more doctors and health centres.
4 storeys is too high
The site is used greatly by the community for the village market and light up Hassocks. These events are important for bringing together the community. I strongly oppose more housing being built on this site given the number of houses already approved for building. The public services, schools and medical facilities cannot support what is already planned and adding more housing will simply take away village amenities and increase the problem. Children already can't get school places and traffic is horrendous. We do not need more housing that the community can't support.
I feel the current plans are too imposing on the front side and too high as the site currently has a single storey building set back from Keymer road. I agree in principle with the redevelopment but not to this design.
I fear whatever we think it will be ignored. The survey was a bit confusing and could lead to misinterpretation of well meaning residents opinions.
I am directly impacted at 2 Dale Terrace and the planned development is in excess of the established building line of Dale Avenue as a whole, and Dale Terrace in particular. Some of the proposed balconies would overlook my garden, invading and compromising my privacy, to which I formally object. The height of the building is excessive and this leads directly to my garden being overlooked. Additionally, the immediate site would be overdue eloped - for example, I was the only residential property with vehicular access at the rear of my property - this development would significantly, and unsustainable, increase this access. I formally object for the reasons outlined and expect to be contacted accordingly. Frances Gilbert, 2 Dale Terrace.

4 storeys is too high - I think this will be an eye sore. I would be happier if it was one storey less. Ideally I would love this plot of land to be a green space with some communal facilities for the village but I realise that's not economically realistic.
The proposed development is not appropriate for the site. Far too imposing with 4 storeys, not in keeping with surroundings.
There has been too many new homes built in the village without thought for the the already oversubscribed local schools and doctors practice. There is also the increased traffic through the high street which is already unbearable. Keep Hassocks village a village!
Any lflats should be no more than 3 high, preferably 2 maximum.
I do not support the development of this particular site, I think that 25 flats and work space will make the area congested with traffic. These developments NEVER allow enough parking space for visitors. The junction of Dale Ave and High Street is congested enough at present particularly at school rush hour. We already have empty shops in the village. If the garage is to be removed I would suggest a mixed use, parking, green space, market square and beach hut type accommodation for small businesses such as the Sussex Peasant but you won't do that because some greedy bugger wants to make a lot if money out of the land and the building development.
Three storey maximum height
While I support the redevelopment in principle, the proposals are too large but one storey. Remove the top floor and the development would be acceptable.
Whilst I support the redevelopment of this site I wouldn't like to see a block of flats as that would alter the outlook of the village centre in a negative way. Something set back from the roads and still allowing for the regular village market as well as seasonal events should be considered. Building style should be sympathetic to the locality and include greenery.
4 floors is too high. Building should not exceed height of neighbouring buildings I support housing for older residents, but this needs to be fully accessible- those using mobility scooters may need to use it right to to their flat. Lifts, parking space at the entrance to individual flats with charging points are needed . If they are expected to park scooter in car park area how do they get to it?
Flats for the elderly with easy Access
Valued part of the village, some ideas of improvement flawed, eg less traffic as more residents equals more traffic and congestion
The current proposal does not fit the site. Access to the building via road either Dale Avenue or Keymer road will be an issue for traffic flow at peak times
Feel the space would be better used for residents of Hassocks.
We need more shops and restaurants, dr's surgery not housing. So many new houses being built give us something we actually need!
Needs to be no more than 2 storeys high. Affordable to local young people. High quality design.
What consideration has been givenm to the dirruption any building work on this site will cause. It's in the centre of the village on the junction to two of the local schools which will cause major traffic delays and congestion not only if and when any building work is being carried out but also when any housing is carried out. Also what happens to the monthly Famers Market which is a popular venue for this event.
What will happen to the monthly market which is held on that site?
It is great to have National Tyres there, far more use to the people of Hassocks, than more houses
Some development would be possible. but the majority of the site should be left as a village centre open space with room for the Saturday market . Good position for the library .
This is the perfect spot for a town square/meeting place with a cafe and somewhere to sit outside. We dont need any more houses in the centre of town.

Please ensure that the apartments are TRULY affordable to local young families. Placing unrealistic valuations to satisfy profit margins for developers and builders is the wrong approach in these times. Local authority should be allowed to tender on an equal footing to redevelop.
Affordable. Housing in most of new developments is not meeting the needs of people who don't have means to buy properties. Don't let these be sold to people who will use them as an income stream. Make some small, one person dwellings: older people, single working younger, and some for rental only.
No
If money is pledged to help the area as part of the redevelopment it should be given first so it cannot be reneged on later. How about a concrete table tennis table for the park?
Go ahead with it and ignore the nimbys who think everything in Hassocks revolves around them
Redevelopment of this site was strongly supported in the original consultation of the Neighbourhood Plan
Any development should not result in buildings higher than those currently on the identified site. With the huge increase in homes around Hassocks, this site should be used to provide an alternative use.
There is already too much development happening in and around Hassocks. It would completely change the outlook in the high street. The old electrical shop has already been subject to a change of use. It will contribute to the demise of the high street where house developers pay landlords and/or land owners high sums and changes of use are just agreed by the Council
Great idea and love the fact you are consulting the community so openly
I am a low paid community worker who would love to be able to afford my own place but a mortgage of £110,000 buys nothing perhaps this development might help me afford my own place
Overall the scheme as proposed is too high and will look overbearing on the existing street scene in that location. I think that the overall maximum height of any proposed building should not exceed the height of any existing buildings either next to or directly opposite to any new elevation in any direction.
25 flats in this space is crazy, the parking provision is insufficient and it will impact on traffic especially in the mornings which is already really bad
With all the new housing developments in the area we do not need more. If this site is to be developed it should be into shops which are affordable for owners/renters and which would add to the ambience of the village especially as banks and others have moved out. Enable the high street to deliver a new and better shopping experience for local people
Are they trying to get too much into this site
No more housing please. The need for a restaurant is required
The plan will remove a key area used by the local market, so some form of alternative needs to be provided by the council for that very useful neighbourhood activity.
This is such a precious site being central to the village. It is vital that we have easy/level access to a LIBRARY/INFORMATION Centre as people without their own I.T. equipment rely on public access for so many aspects of daily life nowadays. If the proposed apartments all have parking places it is assumed the owners have their own transport and don't need to be in the middle of the village. Older people and young families without their own transport rely on local, central facilities.
ground level shops with living accommodation upstairs, but not 4 floors in total!
A quick look at all the empty units on the high street shows we don't need more retail. Something more community focussed like a nursery school would be genuinely brilliant for the village.

It is not appropriate to "cram" a housing development in to the centre of the village. It will destroy the character of the village if it is not done sympathetically with the existing area. Any development should not appear to be high density.

I would like this area to be developed as an open tree lined village square to give Hassocks a vibrant and attractive centre.

Hassocks needs a public square to give the village a heart. Views south to the Downs should be kept open. The only location where development (low rise) is desirable is on the west side

There is a need for a community space at the centre of the village to allow people to meet, rest and hold local events such as the village market and Christmas events. The proposal development is not in keeping with the village scene and is overdeveloped.

I am concerned about 2 factors. I think the height of the building is out of keeping with the local surroundings and should be at least 1 storey lower. I also do not have confidence in the eco credentials stated in the brochure and would want them to be properly implemented with plans for their ongoing efficiency and maintenance.

Our house on Parklands Road backs onto this site. We support the redevelopment of the site, but would oppose large residential blocks as the one proposed. The proposal is too large, both in density of occupation and height of the building, and wouldn't enhance the local area. There is a large older person accommodation being developed off the London Road so I would imagine this would be appealing to young families wishing to access the local schools. Fewer flats in a smaller building would be better suited to the area giving a more spacious accommodation for those living there.

Parking and traffic are already nearly impossible to navigate through this part of the village. Adding additional homes and construction vehicles will be detrimental to both the environment and the identity of the village.

I couldn't be happier with this proposal. The garage has long been in need of redevelopment. My only suggestion would be to include space along the street front of the development for "water gardens" or trees to further help with water management. Very excited by this proposal, please make it happen, you have my family's full support.

This site was offered up for housing during the Neighbourhood Plan process but was withdrawn due to inability to obtain a flood assessment. This vision could now be realised as a mixed development of housing and flexible space for social mixing and community use, such as a market etc