

## Hassocks Neighbourhood Plan Working Group meeting 28<sup>th</sup> May 2015

**Attendees:** Ian Credland (Chair); Judith Foot; Frances Gaudencio; Virginia Pullen; Justine Fisher;  
Nick Owens; Geoff Copley; Georgia Cheshire; David Withycombe and Jane Bromley (Administration)

1. Apologies: Bill Hatton; Sue Hatton; Adrian Batchelor; Victoria Standfast; Dale Mayhew (Consultant);
2. Election of Chair for the Working Group for 2015/2016: Ian Credland was nominated by Georgia Cheshire; seconded by Nick Owens and all were in favour.
3. Declarations of Interest: Nick Owens sites 1, 2, 15 and 17. Ian Credland sites 1 & 2. Judith Foot sites 1 & 2. Virginia Pullen site 7. David Withycombe site 12. Frances Gaudencio site 8. Justine Fisher site 7 & 8.
4. Approval of minutes of the meeting held on 14<sup>th</sup> May 2015: The minutes were approved and signed.
5. Approval of the co-option of non-councillor members of the working group: The non-councillor members of the group being: Georgia Cheshire; Virginia Pullen; David Withycombe; Geoff Copley; and Adrian Batchelor were all approved for co-option by the Parish Councillors present.
6. Policy Options:  
Housing- There were no further matters to bring up.

Traffic- Geoff confirmed that the Traffic Impact document would be the basis of the traffic element on the site assessment sheets and he would circulate those comments shortly. The underlying document would not be published at this stage but will be in due course as part of the supporting evidence for the NP.

Business- Frances had produced a short four page report backed up by appendices which contained the evidence which included the Hassocks Village Design Statement 2008. This included the Business of Tourism. Despite the location of the village, tourism did not feature highly. Frances thought that this should be flagged up as an unexploited business area and although potentially outside the scope of the Neighbourhood Plan should be something the Parish Council worked on improving in the future. ACTION 1

It was noted that the MSDC 'Hassocks Local Economy snap shot March 2015' was found to be lacking. For example, Sainsbury had opened since the report, it also advised that there were four cafes/restaurants in Hassocks whilst those present were able to identify thirteen. It was possibly to do with the SIC codes used in the rating process as to identification of business type, however these discrepancies would in all likelihood be regarded by the public at large as errors which may bring into doubt the entire report. Juliet; Geoff and Frances would meet to refine these details in the report. ACTION 2

Bill had passed on some notes to do with the Broadhill Workshops but this was thought to be a contentious area as the Hassocks District Council had had some planning issues with

what was arranged there. IC would never the less write to the owner of the site to find out what their long term plan was for the site. ACTION 3

Hassocks Station Goods Yard had been contaminated by prior use and a residential planning application had been withdrawn in 2006. It was in three separate ownerships. At the previous site consultation it was a popular site but to date there had been no response as to availability for development. A third letter would be sent out as the agreed approach, and if there was no further reply it would be classified as unavailable. ACTION 4. Frances would recommend the site for mixed use given its history of business use. Speaking to businesses in the area it would seem that they lacked footfall and not business space.

WSSC school representatives had spoken further with Frances. They are of the opinion that another secondary school will be needed. Under new school policy it will need to be a free school although may be sponsored by the County. It is down to WSSC to open a dialogue with the developers or owners of sites 8 & 15.

7. Newsletter:

Justine brought along the draft of an e-mail. She confirmed that this e-mail was to go out from the Parish Council advertising the Consultation on 10<sup>th</sup> and 11<sup>th</sup> July and that the e-mail would also ask people to subscribe to Mail chimp to receive further e-mail bulletins concerning the Neighbourhood Plan process. Ian formally approved the e-mail contents asked that this e-mail go out next week commencing 1<sup>st</sup> June. ACTION 5 and he confirmed he would speak to the Parish Office so they were aware of this. Justine would also speak to the office to enable replies to this e-mail for subscription to be collated onto a list suitable to download to Mail Chimp. ACTION 6

To add colour to the bulletins Georgia was to establish the RGB colours used by the Parish Council. ACTION 7

8. Next Consultation Event:

IC to speak to bill concerning the requirements with regard to the hire of the Hall such as fire safety and maximum hall numbers. ACTION 8

The 'ballot paper' would contain an e-mail request for subscription to Mail chimp and that the appropriate data protection wording would be included. ACTION 9

A quote for A1 posters had been received and it was thought six would be needed which worked out a cost of £108 plus VAT. As the Parish Council Office had had this quote already Georgia was to confirm to the Clerk that the order for six should be placed.

ACTION 10

An e-mail quote had been received for the leaflet delivery and Georgia was to organise this to ensure the invoice went to the Parish Council Office. ACTION 11

Dale Mayhew or his colleague would be present on the Friday but not on the Saturday. Emma from Mid Sussex DC was producing maps for the event and site assessments would be completed and available. IC would check with Dale what was to go on website. ACTION 12

500 'ballot papers' were needed and IC was to get a quote for this. ACTION 13

9. Correspondence:

An email had been received from Community Rights to confirm that the grant had been approved for Consultancy work to the value of £8,000.

Site 15 developers, Planning Sphere had written advising that further investigation had taken place with regard to the positioning of a school on their site. Access via Belmont Pavilion had proved to be a success with the traffic consultants and an existing car park would provide a suitable drop off and collection area. The proximity of the site to woodlands and streams etc would be highly beneficial to the school. The Working Groups plan of the site may need amending as it may be better to portray it as two separate areas for development. The school area clearly marked and the separate housing area, ACTION 14. The general manager for the Golf Club Mike was present and confirmed that he would help with this.

Site 4 freeholder had written to say that the boundary for their land area was wrong and that they did not own the land adjoining Ockley Lane. They have confirmed however that their land is available. IC has written again to ask if they know who owns the land adjoining Ockley Lane.

Clayton Mills – Cllr Gibbons had written to report that various items of traffic monitoring equipment had been installed around Clayton Mills.

Correspondence from the Parochial Church has confirmed that Site 1 is owned by three parties. Party one being the Diosecan of Chichester and Party Two No.2 Stonepound Cross Roads. Party One says their parcel of land should be considered available. Party two have confirmed the site is available if the appeal goes in favour of Gleeson. The third party has been written to seeking their thoughts.

Friars Oak Field Residents' Association has written repeating the questions that were posed to the Parish Council and IC would reply. ACTION 15

### **Site 7 Land at Streamside**

#### **Presentation by Mark Best-Parker Dann and Stephen Smart (the owner) 28th May 2015**

Mark Best passed round a print out of a presentation on the site.

IC opened by explaining that what was to be presented would become part of the evidence base for the Neighbourhood Plan and as such would be in the public domain. The site would form part of the public consultation on 10th and 11th July at which event the preferences for sites would be retested.

MB outlined the site location, its potential for development and the site history.

Located on the East of Hassocks and within the National Park although there was a small area on the east boundary that was not in the park. The site had been promoted in 2004 for housing but it was felt by Mid Sussex DC at that time that there was no need for additional housing although the site was deemed suitable. Part of the site where a house and hard standing were already present was considered brown field.

The area to the North of the site being a wet meadow was to be left as a buffer to prevent coalescence. Current Affordable Housing proportions as set out by Mid Sussex Local Plan would apply. No flooding issues. There is a sustainable natural drainage system on site. Traffic able to exit village without crossing Stone Pound. Good access to schools and countryside.

Parker Dann considered the site suitable for 60 houses.

VP queried where the access to the site would be?

Although not finally determined there were various options to be explored.

VP The wet meadow was locally determined a SNCI should there be a buffer between the meadow and the proposed site?

The plan for the site had not been set and amendments could be made to accommodate local

wishes.

IC asked if Parker Dann had been in contact with the national park?

There had been none.

GC asked if the footpath would be built over?

Plan had not been set and local wishes could be accommodated.

GC Will existing house be demolished?

Yes.

IC ran through the site assessment for site 7.

Parker Dann asked how could the site have High sensitivity landscape value yet low/medium visual? VP confirmed High sensitivity arose as it was in the National Park. Similarly it had High amenity value as there was a footpath over the site.

IC confirmed the site assessment had the density of housing for the site set at 30.

Date of the next meetings: 11<sup>th</sup> June 2015 7.30pm; 25<sup>th</sup> June 2015 7.30pm

The meeting was closed at 8.50pm

**ACTION POINTS- 28<sup>th</sup> May 2015**

Parish Council to consider a future need for expansion of Tourism in the Village.

Local knowledge to make good the discrepancies in the Snap Shot report from Mid Sussex on the Hassocks Local Economy- Frances, Geoff and Juliet.

Letter to Broadhill workshops site owner to ascertain future plans Ian Credland.

Station Road site owners to be contacted for third and final time to ascertain if site available for development. IC

Ian Credland to speak to Parish Clerk to confirm that e-mail advertising Consultation and mail chimp would go out week commencing 1<sup>st</sup> June.

Justine to speak to Parish Clerk to work out mechanics of collating mail chimp subscriber e-mails.

Georgia to find out the RGB colours used by the Parish Council

IC to speak to Bill re the admin of hiring the school hall.

'Ballot' papers to contain a request for subscribers to Mail Chimp with the appropriate wording for data protection. Justine. Order six A1 posters. Georgia

Invoice for leaflet delivery to go to Parish Clerk. Georgia.

IC to check with Dale re publishing consultation documents on website.

IC to get a quote for 500 'ballot' papers.

Site 15 boundary to be amended. IC

Reply to Friars Oak Residents' Association. IC