

Hassocks Neighbourhood Plan Working Group meeting 11th June 2015

Minutes

Attendees: Ian Credland (Chair); Justine Fisher; Frances Gaudencio; Virginia Pullen; Nick Owens; David Withycombe; Bill Hatton; Sue Hatton; Adrian Batchelor; Victoria Standfast; Dale Mayhew (Consultant); and Jane Bromley (Administration)

1. Apologies: Geoff Copley; Georgia Cheshire; Judith Foot.
2. Declarations of Interest: Nick Owens sites 1, 2, 15 and 17. Ian Credland sites 1 & 2. Virginia Pullen site 7. David Withycombe site 12. Frances Gaudencio site 8. Justine Fisher site 7 & 8.
3. Approval of minutes of the meeting held on 28th May 2015: The minutes were marked up for amendment to be signed at the meeting on 25th June 2015.
4. Policy Options: IC commented in general regarding the policies that, due to the impending consultation work, the policies were to be set aside for the time being and they would be considered again at the meeting on 25th June. IC thought that evidence gathering should now cease and DM confirmed this should be the case although there was some back filling to do.
5. Newsletter: Thanks were expressed to Justine Fisher who had sent out the first Neighbourhood Plan Newsletter from the Parish Council e-mail. There had been no un-subscribers from the Mail Chimp future newsletter. Several people had e-mailed to confirm receipt.

The consultation dates had been put on the Hassocks and Hurstpierpoint Info website and VP mention the Hassocks Amenity Association had many members and the details could be circulated to all. **ACTION 1 JF**

SH mentioned that notice could be put on the school notice boards and DW undertook to do this for the primary school and JF would arrange this for the secondary school **ACTION 2 DW and JF**

A-Frame boards were to be put up at the primary school fair. **ACTION 3 DW**

IC asked when the next Newsletter was to go out this time through Mail Chimp and all thought the Monday before the event being 6th July was a good time for a reminder. **ACTION 4 JF**. JF confirmed there would be an unsubscribe at the end of the newsletter. IC to set out a new Data Protection statement for the Newsletter. **ACTION 5 IC**

6. July Consultation Event:

Printing literature:

The order of the booklet was agreed: The welcome page; Preference sheet; Methodologies sheets; Assessment sheets in order of their January Consultation result preference.

The Code sheet and Map would be separate from the other sheets.

GC had received some quotes for the booklet and return slips.

130g gloss A5 booklet x 500 £675 plus VAT

A5 return slips x 600 £75 plus VAT

All thought that A5 would be too small and that A4 stapled would be better.

IC to ask GC to obtain quotes for the following:

A4 stapled sheets x 750 and x 1000

Code and map stapled x 750 and x 1000

Return slips x 1000 ACTION

A1 posters of the map showing numbered sites x 6 ACTION 6 IC

To be included on the A4 stapled sheets was to be the wording 'Please Not Take Away' ACTION 7 .IC

Printer to be asked if he can enlarge the print for the near sighted and give a quote for 10 of these. ACTION 8 IC

Content:

Sites 3 & 4 amendments were written onto the documents and all potential housing numbers to be a single number with no maximum or minimum.

ACTION 9 JB

There was a general discussion relating to the comments made by District Councillor Marples regarding housing numbers required. D. Cllr Marples had stated that MSDC only had an expectation that Hassocks would deliver 250400 and not the 600 mentioned in the news letter. The minutes of the OC meeting record that the number of 600 (unconstrained) comes from the February 2015 HEDNA and that it is the PCs own figures that conclude a number in the order of 250-400 are more appropriate

IC discussed one of the potential resultant issues from the Judgment on the Sayers Common judicial review. The requirement for a five year housing supply within the terms of the NPPF is a one made on the District Plan, five year housing cannot be proven within the NP. Therefore even if an NP is made there is the potential that the absence of an adopted DP can leave us vulnerable to further opportunistic developers. It is early days on this ruling and there are likely to be further related challenges.

Site Assessments sheets: DM queried how the potential number of houses for each site had been arrived at. IC advised that it came from the density value.

DW thought the housing methodology needed a sentence 'Potential number of houses on the site are figures derived using the methodology and are not necessarily those put forward by the freeholder/developer'. All agreed.

ACTION 10 DW

It was discussed what evidence would be on display and all concluded that as much as was needed to make the process clear to all. VP was to circulate the evidence available that she considered as appropriate for public viewing.

ACTION 11 VP

All agreed Geoff's transport paper should be published.

7. Correspondence and matters arising:

- IC had had a telephone conversation with Rydon Homes, they were wanting information concerning site preference to be published at the forthcoming consultation believing that the PC were to announce their preference. IC explained the consultation was to test site preference not to publish it. IC advised that the MSDC planning committee meeting in July was not dealing with the Rydon application and thought that it may be sometime before it was heard which would give the Neighbourhood Plan chance to progress. Rydon had not been able to overcome the objections raised by Network Rail or the Environment Agency to date.
- IC had had a meeting with Gleeson. The appeal had still not been decided, the planning inspector had a lot to consider and they thought their chances of success were 50:50. The Countryside Gap was a difficult issue for them.
- A letter had been received from the freeholder of 5A confirming its availability.
- Site 7 advisors to the freeholders had been sent a letter which all had seen. Copy of the letter to be sent to DM **ACTION 12 JB**
- IC confirmed the Due Diligence for the grant application had been completed and although this had been sent to him for signing off at the declaration it should be sent to David Cumberland Chairman HPC.
ACTION 13 JB

Matters arising:

- N Owens having flown over site 2 in a light aircraft advised that there was digger activity on the site at the weekend.
 - FG raised the point regarding the classification of sites where no reply had been received from three letters sent enquiring about availability for development being classified as 'Not Available'. FG thought these should be classified as 'Not Known' as previously. Discussion ensued and it was felt that the paragraph on the preference order sheet explaining why nine sites were no longer considered was sufficient.
8. Date of the next meetings: 18th June 7.30pm for meeting regarding the consultation only, 25th June 2015 7.30pm, 16th July 7.30pm

The meeting finished at 9.30pm

Action points

Action 1 VP to circulate consultation details to Hassocks Amenity Association.

Action 2 DW and JF to arrange for notices to go up at schools regarding the consultation.

Action 3 DW A frame board to be used to advertise at the primary school fair.

Action 4 JF to send out Mail Chimp Newsletter on 6th July reminding of the Consultation.

Action 5 IC to rewrite the Data Protection sentence for Mail Chimp.

Action 6 IC to pass on the details of the quotes required to GC.

Action 7 IC to include wording on the front page of the A4 stapled sheets 'Please do not take away'.

Action 8 IC Printer to be asked if font could be enlarge on 10 copies for short sighted.

Action 9 JB Site assessment sheets to be amended.

Action 10 DW Housing methodology to include a sentence advising about potential housing numbers.

Action 11 VP To circulate appropriate evidence.

Action 12 JB Copy letter to Dale Mayhew.

Action 13 JB Grant application final sign off to David Cumberland.

Site 9 Land North of Shepherds Walk

Representatives of a group of residents lead by Mark Alder gave a short presentation on the Green Space Land North of Shepherds Walk

They were advised by the Chair of the Working Group that notes would be taken and that these were available for public viewing.

The resident spoke concerning the Green Space application that had been sent to the Neighbourhood Plan Working Group for the above site. They were representative of about 200 residents and with this responsibility they wanted to establish fact to be able to report back to those represented.

The Group advised that the application for a local green space on Land north of Shepherds Walk had been sent to the Working Group and they wanted to make sure that everyone had seen this.

They were concerned that they had heard nothing and wanted to understand when it would be considered and whether it would be part of the consideration and the July consultation on sites.

They asked if there were any question from the Working Group for the residents ?

IC Spoke about the Neighbourhood Plan Process. He advised that Green Spaces could not be allocated at the expense of a housing site selected for development through the process. It would be considered along with other factors to determine the sites suitability for housing.

Ultimately all facts will be passed to the Parish council who will make the housing site allocation decision.

DM advised that his role in the Hassocks Neighbourhood Plan process was neutral. Green Spaces policy came forward from the NPPF. The process for establishing Green Spaces is through the Neighbourhood Plan but they cannot be considered in isolation. A site suitable for development must be sustainable and this means that economic, environmental and social factors all need to be considered. No site will be perfect. Certainly a site scoring high for environmental factors is less attractive for development than one with a lower score. The decision makers will weight certain factors in the process of selection and this process cannot be argued with unless it is flawed.

A resident asked if the Green Spaces would be considered at the July event. IC confirmed the event was just to consider the sites available in the light of further information.

IC advised that the Green Spaces consideration would form part of the Neighbourhood Plan. The proposed time table was to publish the draft plan in late Summer / early Autumn at which point the periods of statutory consultation would start. During this period the community and statutory consultees had the opportunity to provide feedback. Any feedback would be analysed and possible changes would occur to the plan in the light of the feedback and examination before issuing the final plan for referendum.

DRAFT