

Minutes of the Hassocks Neighbourhood Plan Working Group Meeting 30th July 2015

Attendees: Ian Credland (Chair); Nick Owens; Virginia Pullen; David Withycombe; Judith Foot; Victoria Standfast. Parish Councillors: Ian Weir Dale Mayhew (Consultant); and Jane Bromley (Administration)

1. Apologies: Frances Gaudencio; Bill Hatton; Justine Fisher; Sue Hatton; Georgia Cheshire; Geoff Copley; Adrian Batchelor.
2. 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. Victoria Standfast 1 & 2.
3. The minutes of the meetings held on 25th June 2015 and 21 July 2015 were approved.
4. Review of Actions Points from 25 June 2015 and 21 July 2015. IC read out the action points from the two meetings and all were satisfied that the actions were completed or in hand.

DM was confident that he would be able to finalise the documents required in readiness for the 22nd September Parish Council meeting where a decision on the Neighbourhood Plan would be made. Due to the resignation of the Chair of the Parish Council, Cllr Ian Weir Vice Chair, would Chair that meeting unless the new Chair, who would be appointed by then, was happy to Chair it.

5. July Consultation Event and preparation for the September decision meeting.

Analysis of Preferred Data- 3rd Consultation Event

GC had done a tremendous amount of work in a short time in preparing an analysis of the feedback data from the July Consultation and all present expressed their gratitude. It was felt the working group was a little vulnerable if only GC knew of the mathematics behind the calculation and NO was to contact GC to go through the mathematics with him. **ACTION 1 NO**

The document as it stood was an excellent presentation of the data for the Parish Council, but as to what was to be available for the public domain was discussed. The document was marked up by the group as to what they felt was appropriate for the public domain, for ease of understanding, looking at it cold.

It was felt that reference to East and West responses was not helpful to the public. The sentence explaining the scoring, should be in bold. It was decided that the 56 incomplete documents should be mentioned and the fact that although not completed the data had been analysed with and without this data to see what effect this had. There was no material effect.

The narrative on individual sites, conclusion from analysis and graphs, would not be published.

The Constraints Map

This was not a simple map that could be understood quickly. It was decided that it was not for the public domain but would be a useful summary for the Parish Council, who would have the time to consider it. It would sit alongside the Constraints document.

DM mentioned that the flooding constraints mentioned elsewhere were taken from the Strategic Flood Risk Map and they contained not only river flooding details but surface water flooding as well. The Constraints map did not make reference to surface water flooding and it should be noted somewhere that this was the case. **ACTION 2**

VP

DM also noted that the Local C3 Gap and the Strategic gap were slightly incorrect and pointed out the amendments necessary to VP. **ACTION 3 VP**

DM talked generally about gaps and the extent to which an examiner might allow some trespass of development into them. Strategic Gaps; larger by nature than Local Gaps, were less affected by small indents of development into them, so long as the gap thereafter maintained the separation of the settlements. Local Gaps were more affected by encroaching development.

Constraints Document

IC read through the document and it was noted that it did not include Biodiversity and Ancient Woodlands which IC undertook to include. **ACTION 4 IC**

Housing Numbers

GC to refresh the housing numbers calculation according to new figures from MSDC.

ACTION 5 GC

Sustainability Appraisal

DM mentioned that he would carry out his sustainability appraisal on each site. The objectives of the plan to run across the top of the graph such as: protecting heritage assets; maintain biodiversity; whether flooding is a factor.

Then down the side each site with a positive (green) negative (red) or neutral (yellow) score. The impact of the traffic light scoring, meant numbers were not required as the visual impact would be sufficient.

September Decision Meeting Preparation

IC discussed that the Parish Council must be given the documents that they were to be supplied with, in an order. Housing number calculation first and a recommendation of sites to meet those numbers after applying constraints. A Recommendation of Green Spaces should be looked at in conjunction with the recommendation of sites.

VS inquired whether a developer could be asked to reduce their proposed density for a site according to constraints that had been identified.

DM advised that a proposer might conclude that they could mitigate flooding, impact on heritage for example. You could ask a proposer to allocate lower density and release green space to parish ownership and then insist on this at the planning stage.

Local Green Space

DM inquired whether North of Mackie Avenue should be designated as Green Space as technically it was already supposed to be. IC and the group agreed that it should.

ACTION 6 IC

IC talked through the letter that was to go to landowners advising them that their land was to be considered for designation.

DM advised that a deadline be given for comments back. **ACTION 7 IC**

VP to do a small assessment sheet similar to the site assessments for green spaces.

ACTION 8 VP DM to send a sample pamphlet to VP. **ACTION 9 DM**

IC asked if all were happy with the proposed designation which they were.

6. Policy Options (start to put forward policy options starting with housing and traffic)

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IC felt that Traffic and Housing were in a state to be passed to DM to write the policies.

DM also thought he could take away the environmental draft to write up the policies as well.

DM had read the policies and with housing he felt that phasing may be difficult to achieve but would highlight any uncertain areas as he went through them. **ACTION 8 DM**

7. Correspondence

All correspondence received and replies given had been circulated.

8. Date of Next Meeting 13th August 7.30pm

IC advised that by this date the group would need to understand the declaration of housing need. They would need to prepare what they were going to present to the Parish Council at this meeting.

A final decision would be made as to whether the decision meeting scheduled for 22nd September would be able to go ahead based on feedback from DM as to his preparations and what the group still needed to achieve by then.

ACTION POINTS:

- 1) NO to familiarize himself with the mathematics of the July feedback analysis.
- 2) VP to organize that the Constraints map refers that surface water flooding is not included somewhere.
- 3) Amendments to line of Strategic and Local gaps required. VP
- 4) Biodiversity and Ancient Woodland to be included in the constraints document.
- 5) GC to refresh housing numbers.
- 6) North of Mackie Avenue to be included as Green space designation. IC 7)
Deadline to landowners for comments to be included in landowner letter. IC 8) VP to do an assessment for each of the proposed Green Space designation sites.
- 9) DM to supply VP with a sample pamphlet on this. 10)
DM to commence the writing up of the policies.

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