

Hassocks Parish Council

Minutes of the Extra-Ordinary Meeting held on 22 September 2015 at Downlands Community School, Dale Avenue, Hassocks at 7.30 pm.

Present:	Ian Weir (Chairman)	Sue Hatton
	Jane Baker	Bill Hatton
	Leslie Campbell	Nick Owens
	Ian Credland	Darryl Sinclair
	Justine Fisher	Victoria Standfast
	Frances Gaudencio	Carol Wise
	Peter Gibbons	

Clerk: Linda Baker

In attendance: Dale Mayhew, Laura Bourke: Dowsett Mayhew

Also present were 106 members of the public.

The Chairman introduced the meeting, which had been called to vote on the housing numbers, site selection and Local Green Space allocation as part of the process for producing a Neighbourhood Plan. The meeting was being held in public, but was not a public meeting, so members of the public would not be able to speak during the meeting, but there would be two further periods of public consultation on the Plan when the public and stakeholders would be able to submit comments.

15/88 Apologies for Absence. An apology for absence was received from Judith Foot.

15/89 Declarations of Interest. The following councillors declared a prejudicial interest in the following sites under consideration on the agenda:

Ian Credland: Sites 1b, 1c, 2, and Local Green Space 2

Justine Fisher: Site 8 and Local Green Space 5

Frances Gaudencio: Site 8 and Local Green Space 5

Peter Gibbons: Sites 4,13 and 20 and local Green Space 3

Nick Owens: Sites 1a, 1b, 1c, 2, 15, 17 and 17a

Victoria Standfast: Sites 2,9,15 and 16

Carol Wise: Sites 1b, 1c and Local Green Space 2.

15/90 Introduction by Cllr Ian Credland, Chairman of the Neighbourhood Plan Working Group. The Neighbourhood Plan Working Group had put forward its recommendations on housing need, site allocation and Local Green Space designation after due consideration of national planning policies, a thorough assessment of housing need, constraints, input from stakeholders and the preferences of the community expressed through the consultation events which had been held. The council had also had advice from planning consultants Dowsett Mayhew. All the background information and supporting

documentation was available on the Parish Council website, and copies were available for reference in the Parish Office.

Recorded Vote.

Cllr Peter Gibbons requested, under paragraph 1(r) of the Council's Standing Orders, that voting on items 4-18 on the agenda should be recorded so as to show whether each councillor present gave their vote for or against each item.

15/91 Recommendation from the Neighbourhood Plan Working Group that a Housing Need range of 210-270 dwellings should be included in the Neighbourhood Plan to 2031.

The council RESOLVED that a housing need range of 210-270 dwellings should be incorporated in the Neighbourhood Plan for the period to 2031.
FOR: Jane Baker, Leslie Campbell, Ian Credland, Justine Fisher, Frances Gaudencio, Peter Gibbons, Sue Hatton, Bill Hatton, Nick Owens, Darryl Sinclair, Victoria Standfast, Ian Weir, Carol Wise.

15/92 Recommendation from the Neighbourhood Plan Working Group on the Sites to be Allocated for Development. Bill Hatton detailed the work which had gone into identifying sites for possible development including a call for sites, sites which had been put forward by Mid Sussex District Council in its strategic land availability study, and the work done by the South Downs National Park on strategic land availability. He outlined the criteria which had been applied to assess each site and the constraints which had been taken into consideration. Details of the assessments were available in the supporting documentation which was on the Parish Council website.

Of the eighteen sites which had been assessed, one site 10, National Tyre Centre, had been assessed as suitable for development.

Twelve sites had been deemed unsuitable:

- 1b Land Opposite Stanford Avenue
- 1c Land Opposite Stanford Avenue
- 2 Land at the Ham
- 5a Land at Southdowns Farm
- 6 Land to the West of Lodge Lane
- 6a Land to the West of Lodge Lane
- 7 Pattendens Streamside
- 8 Land to the East of Ockley Lane
- 16 Land North of Friars Oak
- 17 Russells Nursery 17a
Silver Trees.

Five sites had been assessed as potentially suitable:

- 4 Land to the North of Clayton Mills and Mackie Avenue
- 9 Land to the North of Shepherds Walk

13 Land North of Clayton Mills
15 Hassocks Golf Club
20 Undeveloped Land South of Clayton Mills.

It was recognised that suitability was a relative term as all sites had some constraints, but the Working Group had to make an informed judgement to make recommendations to fulfil the housing need. Taking into account the site assessments and the views of residents, the Working Group had put forward three sites which could provide between 280-290 units.

15/93 Site 10: National Tyre Centre. RESOLVED that the site should be included for development in the Neighbourhood Plan.

FOR: Jane Baker, Leslie Campbell, Ian Credland, Justine Fisher, Frances Gaudencio, Sue Hatton, Bill Hatton, Nick Owens, Darryl Sinclair, Victoria Standfast, Ian Weir, Carol Wise. ABSTAINING: Peter Gibbons

15/94 Site 15: Hassocks Golf Club.

Nick Owens and Victoria Standfast left the room for consideration of this item. RESOLVED that the site should be included for development in the Neighbourhood Plan.

FOR: Jane Baker, Leslie Campbell, Ian Credland, Justine Fisher, Frances Gaudencio, Sue Hatton, Bill Hatton, Darryl Sinclair, Ian Weir, Carol Wise. AGAINST: Peter Gibbons.

15/95 Sites 4 and 13: Land North of Clayton Mills and Mackie Avenue, Land to the North of Clayton Mills. It was suggested in discussion that 10% of site 13, next to the railway, was mature woodland, and that site 4, which was agricultural land, was very wet which made the sites unsuitable for development. The bunds had been created of clay spoil, which would have to be removed, and the site north of the Clayton Mills estate had been designated as open space as part of the planning consent when the Clayton Mills site was developed, and was currently the subject of a dispute with MSDC regarding the landscaping of the site. In response it was suggested that while the area to the north of Clayton Mills could have been taken over by MSDC or the Parish Council, this had not happened so the site was available, it was below the current boundary line with Burgess Hill, and the proposal would be to create an enhanced green buffer around the development. All sites had merits and demerits, but sites 4 and 13 had been identified as preferred sites for development in the public consultation.

Peter Gibbons left the room for voting on these sites.

RESOLVED that sites 4 and 13 should be included for development in the Neighbourhood Plan.

FOR: Jane Baker, Leslie Campbell, Ian Credland, Justine Fisher, Frances Gaudencio, Sue Hatton, Bill Hatton, Nick Owens, Darryl Sinclair, Ian Weir, Carol Wise.

AGAINST: Victoria Standfast.

15/96 Alternative Sites. As the council had approved the recommendations of the Neighbourhood Plan Working Group for sites to be included in the Neighbourhood Plan to meet the housing need, alternative sites were not considered.

15/97 Recommendation from the Neighbourhood Plan Working Group for Sites to be Allocated as Local Green Space. Allocation of Local Green Space had to be done after sites had been allocated for development, and to qualify a site had to be in reasonably close proximity to the community it serves, be demonstrably special to the local community and hold a particular local significance. Nine sites had been assessed. Local Green Space 4 had been allocated for development within site 13, and Local Green Space 9 was deemed as adequately protected in the allocation of development site 4. The remaining seven sites were recommended for allocation as Local Green Space. A map of the sites was available on the Parish Council website.

15/98 Local Green Space 1, Land North of Shepherds Walk. It was suggested that this site should not be included as it was the subject of a planning application, and it could be seen as an attempt to frustrate that application, but it was also reported that the Parish Council had been lobbied to have this site included and there was considerable local support for the site being a Local Green Space.

RESOLVED that Local Green Space 1, Land North of Shepherds Walk, should be included in the Neighbourhood Plan.

FOR: Jane Baker, Leslie Campbell, Ian Credland, Justine Fisher, Frances Gaudencio, Sue Hatton, Bill Hatton, Nick Owens, Darryl Sinclair, Ian Weir, Carol Wise.

AGAINST: Peter Gibbons.

ABTAINING: Victoria Standfast.

15/99 Local Green Space 2, Land at the Ham.

Ian Credland, Nick Owens and Carol Wise left the room for consideration of this item.

It was suggested that this site should not be included as it was the subject of a legal action against a planning appeal decision, but in response it was suggested that this was not relevant, and that the site had been assessed by the Neighbourhood Plan Working Group as a site with a rich heritage, and of important archaeological and wildlife value etc.

RESOLVED that Local Green Space site 2 Land at the Ham, should be included in the Neighbourhood Plan.

FOR: Frances Gaudencio, Sue Hatton, Bill Hatton, Leslie Campbell, Justine Fisher.

AGAINST: Peter Gibbons.

ABSTAINING: Jane Baker, Darryl Sinclair, Ian Weir, Victoria Standfast.

15/100 Local Green Space 3, Undeveloped Land South of Clayton Mills.

Peter Gibbons left the room for consideration of this item.

It was suggested there were a number of positive reasons to include this as a green space as a main sewer ran underneath the site and it was subject to flooding and would provide a green corridor within the built up area of the village.

RESOLVED that Local Green Space site 3, Undeveloped Land South of Clayton Mills should be included in the Neighbourhood Plan.

FOR: Jane Baker, Leslie Campbell, Ian Credland, Justine Fisher, Frances Gaudencio, Sue Hatton, Bill Hatton, Nick Owens, Darryl Sinclair, Victoria Standfast, Ian Weir, Carol Wise.

15/101 Local Green Space 5, Land East of Ockley Lane.

Frances Gaudencio and Justine Fisher left the room for consideration of this item.

This site was supported as it was in the South Downs National Park and had open aspects to the Downs.

RESOLVED that Local Green Space 5, Land East of Ockley Lane, should be included in the Neighbourhood Plan.

FOR: Leslie Campbell, Ian Credland, Peter Gibbons, Sue Hatton, Bill Hatton, Nick Owens, Darryl Sinclair, Victoria Standfast, Ian Weir, Carol Wise.

ABSTAINING: Jane Baker

15/102 Local Green Space 6, Land South of Downlands.

This was popularly known as “the Community Field”, and was within the South Downs National Park. .

RESOLVED that Local Green Space 6, Land South of Downlands, should be included in the Neighbourhood Plan.

FOR: Jane Baker, Leslie Campbell, Ian Credland, Justine Fisher, Frances Gaudencio, Peter Gibbons, Sue Hatton, Bill Hatton, Nick Owens, Darryl Sinclair, Victoria Standfast, Ian Weir, Carol Wise.

15/103 Local Green Space 7, Land West of the Railway.

This ran from the Weald to Misty Bridge and had been used as a footpath for a number of years. There was a possibility this could be turned into a designated walking and cycle route.

RESOLVED that Local Green Space 7, Land west of the Railway, should be included in the Neighbourhood Plan.

FOR: Jane Baker, Leslie Campbell, Ian Credland, Justine Fisher, Frances Gaudencio, Peter Gibbons, Sue Hatton, Bill Hatton, Nick Owens, Darryl Sinclair, Victoria Standfast, Ian Weir, Carol Wise.

15/104 Local Green Space 8 Pheasant Field.

There were two footpaths across this site.

RESOLVED that Local Green Space 8, Pheasant Field, should be included in the Neighbourhood Plan.

FOR: Jane Baker, Leslie Campbell, Ian Credland, Justine Fisher, Frances Gaudencio, Peter Gibbons, Sue Hatton, Bill Hatton, Nick Owens, Darryl Sinclair, Victoria Standfast, Ian Weir, Carol Wise.

As all the sites for proposed for designation by the Neighbourhood Plan Working Group as Local Green Space had been approved, alternative sites were not considered.

There being no other business, the Chairman closed the meeting at 8.40 pm.

Chairman.....

Date.....