

Minutes of the Hassocks Neighbourhood Plan Working Group Meeting 26th April 2016

Attendees: Ian Credland; Nick Owens; David Withycombe; Frances Gaudencio; Ian Weir; Judith Foot (JAF); Virginia Pullan; Sue Hatton; Bill Hatton; Adrian Batchelor.

Dale Mayhew; Laura Bourke (Consultant, Dowsett Mayhew Consultancy).

Jane Bromley (Administration).

2 members of the public.

1. Apologies for absence: Victoria Standfast; Georgia Cheshire; Justine Fisher.
2. Declarations of Interest: Ian Credland sites 1 & 2. Nick Owens sites 1, 2, and 15. David Withycombe site 12; Frances Gaudencio site 8; Virginia Pullan site 7.

Local Green Space Declarations of Interest: Ian Credland LGS2;

Nick Owens LGS2; Frances Gaudencio LGS 5.

Schools Interest: David Withycombe Hassocks Infants; Frances Gaudencio Windmills Junior; Sue Hatton Downlands and Windmills Junior.

3. The minutes of the meeting on 7th April 2016 were approved as an accurate record of the meeting.

Points arising from this meeting had been actioned.

DM had written for, a formal response from MSDC Neighbourhood Plan Officer Mark Bristow. This was in order for him to set in writing his support of the approach HNPWG had taken to reducing the Air Quality (AQ) impact of development proposed by the Neighbourhood Plan. In the meeting on 6th April MB had supported the HNPWG approach but had since left his role as Neighbourhood Planning Officer at MSDC before replying to this correspondence, he had not yet been replaced. The letter had been copied to Claire Tester, Head of Planning MSDC and it was thought it would be CT who would reply to this letter but DM would chase a reply. ACTION DM

DM had sent a letter, dated 26th April, to Chris Owen, WSCC concerning the comments he had made to the Reg. 14 Consultation. The comments requested further studies be undertaken on the impact the NP proposed development would have on AQ at Stone Pound. DM had put forward HNPWG's points, as expressed during a meeting with CO on 6th April and asked for a review of the comments made to the Reg. 14 Consultation. DM to chase for a reply in due course. ACTION DM

DM had liaised with the Environmental Agency regarding their comments on the draft plan and the small area in the Policy 16 proposed site which was at high risk from flooding. DM had confirmed that MSDC would carry out a flood risk assessment at the Reg. 16 stage.

DM had also written to the MSDC Conservation Officer to ask for some wording for the Conservation Policy to supply a more local flavor to the Policy. Nothing had yet been received and DM would chase this. ACTION DM

DM had looked at the listed property in Policy 15 and the Policy and supporting text were to be amended to read 'Friars Oak House' and not 'Friars Oak Cottage' as it was the house that was the listed property. ACTION DM

DM presented the HNPWG with a table of suggested actions with regard to finalising the Plan following the discussions that had taken place over the past few weeks.

4. Discussion of any amendments to Regulation 14 in the light of Consultation responses:

The HNPWG went through the table of actions.

All suggested actions arising as a result of HNPWG comments and discussions, as set out in the table, were agreed by the group and various typographs were pointed out for amendment.

It was noted that one HNPWG member had during the Neighbourhood Planning process moved out of the Parish and this should be reflected in the wording which appeared frequently throughout the table concerning the geographical spread of the Working Group members.

General Comments- Consultee 124 – Third column ‘The delivery’ should be amended to ‘The Commissioning’.

Policy 1 – Consultee 184 – DM to include some justification for the extent of the Hassocks/Burgess Hill Gap.

Policy 7- Consultee 184 – DM to add further supporting text to describe the unacceptability level in the context of European Legislation.

Policy 15 – Consultee 146 – DM to respond to points raised under the first and second bullet points regarding, the MSDC legal action against Barratt Homes and the second bullet point, the perceived lack of consultation with MARMC. The Parish Clerk was to send to DM copies of any correspondence sent to MARMC by the Parish Council. ACTION Clerk

IW raised the point as to whether the proposed Northern Buffer for Policy 15 should be given over to the ownership of the Parish Council or a suitable Trust. After a lot of discussion it was felt that this differed from Policy 14 in that the area was yet undefined and also had not been offered to the Parish. IC thought this could be dealt with at the planning application stage.

Policy 16- Consultee 19 – DM to add some text to explain that the provision of the site for Christmas market was at the discretion of the owner of the private land and was not a community asset.

CH8 – Consultee 12, 14 – In response DM to take out word ‘failed’ and amend to ‘did not’.

Timescales were discussed with regard to producing the Reg. 16 Plan. IC confirmed this would need to be ready in time for ratification at the 14th June Parish Council meeting and therefore available to the Parish Councillors a week before. DM confirmed, he would be away from 20th May Reg. 16 Plan would be ready before that date. DM confirmed that a table would be presented with the Reg. 16 Plan to show clearly changes as a result of the Reg. 14 Consultation.

A discussion took place on the presentation of the Reg.14 Consultation comments in the Consultation statement and this still needed to be worked through. BH felt it would be important to represent the comments as fully as possible in the document.

5. Correspondence:

IC had received an email from Mark Jackson at Gleeson, confirming he had met with MARMC and was considering their comments.

A confidential document had been sent to DM and IC from WSCC Education Authority. DM had written back asking that the document be available to the HNPWG. The Authority had requested comments on the document and DM and IC would be unable to comment in isolation from the HNPWG. DM had suggested WSCC present the document at the 12th May meeting and he was awaiting a response.

DM had received an email from the agents of the Golf Club, to confirm the Policy 14 site proposal had been formalised by a planning application sent to MSDC today, 26th April.

6. Date of Next Meeting Thursday 12th May 2016 at, time to be confirmed.