

## Minutes of the Hassocks Neighbourhood Plan Working Group Meeting 7th April 2016

Attendees: Ian Credland; Nick Owens; David Withycombe; Frances Gaudencio (left during item 6); Ian Weir (arrived during item 5); Judith Foot (JAF).  
Dale Mayhew; Laura Bourke (Consultant, Dowsett Mayhew Consultancy).  
Jane Bromley (Administration).  
3 members of the public.

1. Apologies for absence: Justine Fisher; Virginia Pullan; Sue Hatton; Bill Hatton; Georgia Cheshire; Adrian Batchelor.
2. Declarations of Interest: Ian Credland sites 1 & 2. Nick Owens sites 1, 2, and 15. David Withycombe site 12; Frances Gaudencio site 8;  
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.
3. The minutes of the meeting on 17th March 2016 were approved as an accurate record of the meeting.
4. The minutes of the meeting on 24<sup>th</sup> March 2016 were approved as an accurate record of the meeting.
5. To receive an update on the meetings with MSDC & WSCC;  
DM handed out draft minutes of the meetings held on 6<sup>th</sup> April 2016.

DM summarized the meetings.

Meeting with Mark Bristow (MB), Neighbourhood Planning Officer Mid Sussex District Council.

Local Green Space (LGS) and Open Space:

MB highlighted the need for clear justification of LGS allocations. MB thought the justification for LGS at Friars Oak Field should be looked at again, as it is a large area and 'not an extensive tract of land' is one of the criteria for LGS allocation as set out in NPPF policy. MB thought the broad area immediately adjacent to the built up area more easily justifiable than the area extending further northward.

IC confirmed that the group had a lot of local evidence for that LGS site. He enquired if it were to need scaling back would that constitute a material change to the Plan and hence require another Regulation 14 Consultation?

DM confirmed scaling back would not be prejudicial and therefore not material.

MB had highlighted the Mid Sussex Playing Pitch Strategy. A deficit of open space in a community meaning green space is more likely to be 'demonstrably



special' and this could add to the justification for the LGS site.

IC queried whether Playing Fields were considered open space. FH thought that some of the school, playing fields were open to the community as open spaces. This being the case highlighting a deficit of open space in the community may be detrimental to providing a site for a new school, given that some of the sites available could be considered community open space. IC thought this was better looked at again when the WSCC feasibility study for school provision came through.

With regard to evidence for the LGS site DM and MB advised the Green Space document be included in either the Consultation Statement or as a stand alone document. ALL AGREED.

With regard to the National Tyre Centre MB thought there was a missed opportunity with the current wording and should be amended. Off-site provision and maintenance of open space should be identified in general terms.

ALL AGREED current wording to be amended to allow developer funding for general offsite provision of open space and maintenance.

Air Quality (AQ):

DM asked MB to consider WSCC's Air Quality concern. MB thought the Neighbourhood Plan (NP) had dealt with the AQ issue adequately. It was a strategic issue and could not be mitigated by the NP. MSDC were responsible for monitoring AQ in Hassocks.

NO felt the NP had done its job in flagging the issue up and trying as far as possible to reduce impact on AQ when choosing sites for development.

DM confirmed that MB was supportive of the site allocation approach used by the Working Group considering proximity to Stone Pound. AQ was an European Union obligation and the Examiner would look at this issue. DM was to write to MSDC of behalf of the NPWG requesting a formal response from MSDC with regard to AQ.

ALL AGREED that they felt the approach taken with regard to AQ was robust and that DM should write, for a formal response, to MSDC which would then be used in the evidence base.

Housing Numbers:

MB and DM discussed Housing numbers and as a summary of their discussions agreed that the HEDNA should be represented in the housing numbers document.

ALL AGREED this action.

Policy 15, Land to the north of Clayton Mills and Mackie Avenue:

Gleesons had produced two masterplans of the arrangements for their site development. The arrangements were in broad terms and not specific.



Masterplan C was the arrangement governed by the Policy 15 and Masterplan 00 was the arrangement they would hope could be achieved if their suggestions for the Policy were agreed by the NPWG. Gleesons were meeting with the local residents on 14<sup>th</sup> April to address the concerns of the local people.

Masterplan 00 contained development within the site but a buffer extended northwards into the Strategic Gap Policy1.

Using part of the Strategic Gap for the buffer area allowed a buffer to be positioned between current development and that proposed and also to allow a lower density of housing on the site in some areas.

MB's view on the Masterplan 00 was that as housing was not extending out from the original site area this redesign would not trigger as a material change and hence necessitate a further Regulation 14 Consultation.

It was interesting to note that MB confirmed that Mackie Avenue Residents Management Company Ltd (MARMC) were not a statutory consultee and NPWG had fulfilled its consultation duties with regard to this Company.

Policy 14, Hassocks Golf Club:

A consultee had challenged the method by which the ownership of the Golf Course was to change. MB had no concerns with this method. MB confirmed the suggested serpentine edge for the development must be contained within the original site boundary and not extend into the local gap with Hurstpierpoint, to prevent a trigger reconsultation at Regulation 14.

ALL AGREED with MB view point

Policy 16 National Tyre Centre:

The Environmental Agency (EA) had identified a small area which had a high risk of flooding on this site. MB had advised MSDC would carry out a risk assessment at the Regulation 16 stage. He also advised that the NPWG speak with the EA to clarify and DM would action this.

ALL AGREED for DM to liaise with EA.

SDNP response:

MB advised the NPWG to liaise directly with SDNP and that the evidence reference this exchange. ALL AGRRED.

Policy 6 Conservation Areas:

MB advised this policy be given wording to highlight local specifics.

ALL AGREED that DM would liaise with the Conservation Officer at MSDC re this.

Mapping:

MB agreed that a green infrastructure map was not practical.



#### Meeting with Chris Owens of WSCC

WSCC had expressed concerns during the Regulation 14 consultation at AQ and Traffic issues for Stone Pound Crossroads as a result of proposed sites and CO reiterated this. They had suggested that further studies be carried out, funded by the developers, to ascertain the impact.

MB had commented that MSDC had no issue with the AQ issues of site proposals and felt that a proportionate approach was the correct approach to take.

IC pointed out responses from WSCC Highways regarding AQ as a result of London Road planning applications had not highlighted any issues with AQ and therefore there was inconsistency and their position was untenable.

The NPWG felt that sufficient evidence existed and they would not be looking at further investigations. IC advised that the AQ action plan was managed by MSDC and an AQ management Group met regularly details of which were on the MSDC website.

ALL AGREED that the NPWG approach was sufficiently robust for the Examiner.

DM wished to thank Bill and Sue Hatton for their attendance and their endeavours at the two meetings.

#### 6. Discussion of Regulation 14 responses;

##### Terence O'Rourke on behalf of Gleeson

Policy 15, Land to the north of Clayton Mills and Mackie Avenue:

The Gleeson masterplans were discussed more thoroughly the site proponent had requested more flexibility with regard to the policy as set out under item 5.

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After much discussion ALL AGREED that the wording of the Policy be amended to allow the buffer to extend into the Strategic Gap.

In addition the site proponent had requested that the reference to "protect" the PROW be change to "have regard to". The NPWG did NOT AGREE this change.

#### Statutory Consultees:

##### Natural England:

Requested that the SSSI escarpment in the SDNP be referenced for protection in the NP.

ALL AGREED this could be referenced under Policy 4 Green Infrastructure.

With regard to Light Pollution, Dark Skies should be referenced. All AGREED. Biodiversity. ALL AGREED to add biodiversity of Parish.

##### Southern Water:

The requests from Southern Water were thought to be their Statutory Obligation and not in the remit of the NP and more for the District's Strategic Plan. A request to allow essential infrastructure into the Strategic Gap Policy was NOT AGREED. The easement with regard to the sewerage pipe across the Golf Course was thought to be a matter for the planning application stage..

#### Environmental Agency

The EA had identified a high risk flood area on the National Tyres Site and DM would speak to the EA regarding this. ALL AGREED.

#### Historic England

Policy 6 was thought by HE not to be adding much and that it should be removed unless a local flavor was added to the policy. It had previously been decided that DM speak to the MSDC Conservation Officer regarding this.

HE thought that the Village Design Statement should be referenced in the NP. ALL AGREED.

Policy 15. Friars Oak House a concern as a listed building. DM to check whether the reference in the NP to Friars Oak Cottage was inaccurate and in fact to this house and if not to add appropriate Policy wording. ACTION DM.

Requested additional wording in the Policy to allow archaeological investigations. NOT AGREED as thought to be a a matter for the planning application stage..

#### WSCC

AQ already dealt with at item 5.

Green Infrastructure improvements. ALL AGREED.

AIM 10 amendment re bus stops. ALL AGREED.

ROW improvement plan. ALL AGREED.

AIM 12 Upgrade to a bridleway. NPWG thought not necessary as there was a nearby parallel bridleway. NOT AGREED.

Hurstpierpoint Parish Council

Policy 13. Not keen on site proposals as think it compromises the Gaps. IC confirmed the development is not in the gap.DM Given the constraints on the village bordered by gaps to the north east and west the NPWG have sought to protect the gap whilst meeting local need.

Policy 14. Misunderstanding that the site comprises not only the Golf Course DM to expand the bullet point to make this clear. ALL AGREED.

Aim 12. Consultee confirmed the route had not yet been decided upon. DM would make clear in the policy that a route to be decided in conjunction with HPP PC. ALL AGREED.

NP to make reference to demand for secondary schools. IC confirmed already covered in the plan in school provision Policy 11.

7. Correspondence; None.
8. Date of Next Meeting Tuesday 26<sup>th</sup> April 2016 at 7.30pm

