

DRAFT MINUTES

Hassocks Parish Council Neighbourhood Plan Working Group

Hassocks Neighbourhood Plan Working Group meeting held on **22 June 2017** at 7.30pm in the Council Chamber.

Attendees: Bill Hatton (Chair) (BH), Ginny Pullen (VP), Frances Gaudencio (FG), David Withycombe (DW), Victoria Standfast (VS), Sue Hatton (SH).

Dowsettmayhew: Dale Mayhew (DM) and Laura Bourke (LB)

Agenda

1. Election of chairman. BH advised he was happy to stand as Chairman again. Attendees agreed this.
2. Election of vice chairman: BH proposed FG and this was agreed.
3. Apologies: Justine Fisher, Nick Owens, Adrian Batchelor, Judith Foot
4. Declarations of Interest- Frances Gaudencio site 8. David Withycombe site 12. Local Green Space Declarations of Interest: Frances Gaudencio LGS 5; Schools Interest: David Withycombe, Hassocks Infants; Frances Gaudencio Windmills Junior; Sue Hatton Downlands and Windmills Junior. ^[L]_[SEP]
5. Minutes of NPWG held on the 06th April 2017: BH agreed minutes and advised DM comments had been incorporated into the draft minutes.
6. Update on Mid Sussex District Plan: Public Inquiry of Friars Oak in now finished, BH thanked DM for a sterling job. BH stated that it was disappointing flood risk was not examined in detail or contested as there was no witness to present the very considerable amount of work carried out by FOFRA. BH noted Bob and Linda Brewer presented well on air quality and network issues. BH felt Inquiry went well, BH indicated likely timescales for a decision is 6 months. DM advised Inspector is likely to submit his Report to Secretary of State in August. BH let the group know there has been a telephone call from the assistant to Priti Patel MP to discuss a comparable site elsewhere.
7. To consider the MSDC Paper on the Revised OAN to be submitted to the reconvened Hearing on the 25th/26th July 2017 and to agree the HPC response to be submitted to the Hearing:

DM provided an update on the MSDC Examination. DM highlighted Inspectors interim conclusions on the housing need, issued in February 2017. DM advised the interim conclusions advised 876 dwellings are needed per annum to meet MSDC Objectively Assessed Need with a further 150 dpa needed to meet Crawleys need. In response to this MSDC advised they are likely to accept 876 dpa. However they are of the opinion the further 150 dpa are not required until 2024/2025. The Inspector has requested a joint statement between MSDC and Crawley BC on this. DM advised this has been provided by CBC and HDC. Neither have confirmed support for the stepped trajectory. DM advised the Inspector has also asked for a framework for neighbourhood plans. MSDC in response to this have set out a spatial strategy for parishes (as set out in MSDC 8C).

SH asked about the Brighton housing market area. DM advised that Brighton is part of the southern housing market area and that MSDC is predominantly part of the northern Mid Sussex housing market area. DM stated the Inspector has not asked for MSDC to take the southern housing market area into account as the housing market area as work on this is still at a very early stage.

VF queried whether Hassocks was in the Gatwick area. DM advised that Mid Sussex is split between northern housing market area and southern housing market area. DM explained the identified housing shortfall in Brighton.

SH asked if Horsham is included in the southern market housing area. DM confirmed Horsham is included and that the southern area is a more complex area and includes a greater number of Authorities.

BH advised the NPWG that BH, DM and LB attended a meeting on 15/06/17 with MSDC officers to discuss MSDC 8C document which sets out the proposed framework for neighbourhood plans across the District.

BH provided a summary of the Paper and highlighted the “residual need” of 334 which Hassocks is expected to deliver.

DW queried the document and sought clarification on the tables within the document.

DM provided an explanation of the purpose of the document. DM explained MSDC have responded to the Inspectors request to provide a framework for neighbourhood planning. DM advised that MSDC have set out on page 5 (MSDC 8C), how the 15,492 is broken down. It sets out how 876 plus the 150 needed over the latter part of the Plan period totals 938 on an annual basis. 2491 is the additional number MSDC need to find i.e. the residual of what needs to be found from the 15,492.

The 2491 has been divided between the settlement categories. DM advised Hassocks needs to deliver a share of the 1116.

DM explained how MSDC have worked out what proportion Hassocks needs to deliver. This is calculated on a percentage basis. Hassocks has 5.85% of the households in the Parish. This then determines how MSDC have distributed the numbers to Hassocks. DM explained how this has been taken into account when determining the “residual” number to find. The calculations take account of strategic allocations (Burgess Hill and Pease Pottage) and the High Weald AONB.

DW queried whether the fact that Hassocks lies within the South Downs National Park (SDNP) was taken into account. DM confirmed only the AONB designation was taken into account.

DM explained Burgess Hill and Pease Pottage had “over provided’ from allocations and other numbers.

DM advised the Northern Arc (District Plan strategic allocation) falls in part within Hurstpierpoint and Ansty parishes and this has been discount against the “residual to find”.

DM advised the Paper also takes account of the completions and commitments in the Parish. Commitments for the Parish include the Good Yards, Golf Club, Ham Fields, This total 382 units but does not take account of the Clayton Mills allocation and Friars Oak applications.

DM advised the Paper advised Hassocks is to find **334 units** over and above the commitments.

DW and VS acknowledged the numbers, which may come forward from Friars Oak if allowed on Appeal (130) and Clayton Mills (140) National Tyre Centre (20).

MSDC have advised commitments for the Parish in the early part of the plan period is 259 and Completions are 58 which totals **317**. (This omits Hassocks Goods Yard which is a commitment in the latter part of the plan period).

DM have advised that MSDC have applied a methodology to the Parish that does not take account that Hassocks is constrained by the SDNP to the south and to the east.

DM explained that applications/appeals have been approved to the west and to the north. DM explained that he queried where the additional houses could go. Any houses to the south and east would be in the South Downs National Park (SDNP), and would not count to SDNP numbers, and not MSDC housing need.

VF queried why Hassocks have been asked to contribute additional houses when Hurstpierpoint have not been asked. DM advised that Hurstpierpoint had not been asked due to the “over delivery” of housing in Burgess Hill but Sayers Common have been asked to deliver further housing.

DM advised that the policy does not require Parishes on an individual level to provide numbers. The settlement category has a whole requires parishes to deliver further housing

VS queried how best to deal with Paper. BH advised representations may need to be made to MSDC Examination.

FG asked what is the status of the HNP given this work.

DM advised HPC need to register objection to the MSDC 8C Paper before proceeding with HNP.

DM advised there is a grey area with neighbourhood planning and whether HPC can require MSDC to proceed with Examination. DM advised in practical terms HPC need to wait for MSDC to get the Plan past Examination.

Discussion followed on why the Parish have been advised by MSDC to pause with the Neighbourhood Plan process/examination.

BH advised he believed the Parish should make representations to Inspector regarding MSDC 8C.

DM advised if representations are made to the Examination of the District Plan, it will provide a “marker in the sand” as to the Parish Councils view on the Paper.

BH proposed that representations should be made.

SH advised that it has not been confirmed that Station Good Yards would not come forward. DM advised the site had been identified by MSDC however it has been disputed whether the site can come forward. Hence it is identified by MSDC to come forward in the latter part of the plan period.

BH advised he wished DM to produce a response to set out the HPC’s position.

FG queried what HPC's legal position until the HNP is "made". FG queried when the HNP can proceed.

DM explained that MSDC has advised to pause given the uncertainty with the MSDC Examination. DM advised it is high risk to push the HNP before the District's housing numbers are confirmed.

DW queried how Hassocks completions had been taken into account against the 1116. DM explained this residual is following the discount of completions.

SH queried how other Parishes may respond to requirements to provide more housing. Lingfield 500 units was raised as an area which is required to find additional units.

DM agreed to draft a response by 07/07/17 setting out Hassocks concerns and objections to the housing figure to the constraints of the Parish (i.e. SDNP).

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