HASSOCKS PARISH COUNCIL

To: All Members of the Neighbourhood Plan Working Group (Bill Hatton, Ian Weir, Frances Gaudencio, Nick Owens, Emma Wood, Mark Higgins, Judith Foot, Victoria Standfast, Virginia Pullen and David Withycombe)

Dowsett Mayhew Consultants: Dale Mayhew and Laura Bourke, with copies to all other Councillors for information.

A meeting of the NEIGHBOURHOOD PLAN WORKING GROUP will be held on Thursday 15th November 2018 at 7.30pm in the Parish Centre, Adastra Park, Hassocks.

AGENDA

- 1. APOLOGIES FOR ABSENCE
- 2. DISCLOSURE OF INTERESTS

To deal with any disclosure by Members of any disclosable pecuniary interests and interests other than pecuniary interests, as defined under Hassocks Parish Council's Code of Conduct and the Localism Act 2011, in relation to matters on the agenda.

- 3. MINUTES
- 3.1 To accept Minutes of the Meeting held 1st November 2018.
- 4. REPORTS
- 4.1 At the Neighbourhood Plan Working Group (1st November 2018) meeting Members agreed that the group should review those sites within the parish that are currently being considered as part of the Strategic Housing & Economic Land Availability Assessment (SHELAA) (2018) process currently being undertaken by Mid Sussex District Council.

To assist members Appendix 1 sets out a map of the parish identifying the selected sites within the parish boundary which are currently under consideration. Appendix 2 sets out site maps of each individual site (where available) which provides further detailed information on constraints, suitability, availability etc. Members are therefore requested to consider the content of these and determine whether any further action is required.

Extract of Commitments (April 2018) is set out below for information (Source MSDC)

Extract of Commitments (April 2018)

Site Address	Overall Total (Gross)	Overall Losses (Gross)	Overall Completions (Net)	Total Remaining (Net)	PP Ref	PP lapse Date	SHLAA Ref no.
Stafford House 91 Keymer Road	16	0	0	16	DM/15/3309	19/09/2019	472
Stonepound Station Goods Yard	54	0	0	54	SCHAD Allocated		106
Land adjacent to Station Goods Yard	16	0	0	16	SCHAD Allocated		
Hassocks Golf Club	130	0	0	130	DM/16/1775	30/06/2020	690
Land at The Ham, London Road	129	0	0	129	DM/17/4307	pending S106	286
Land north of Clayton Mills	500	0	0	500	DP allocated		753

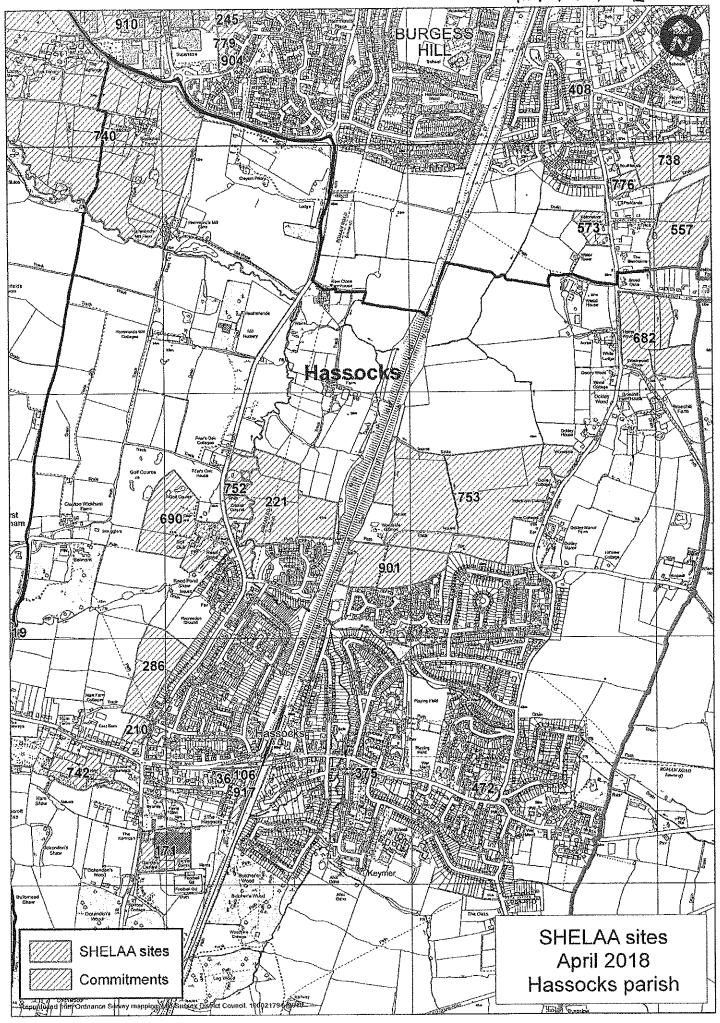
4.2 Any other business

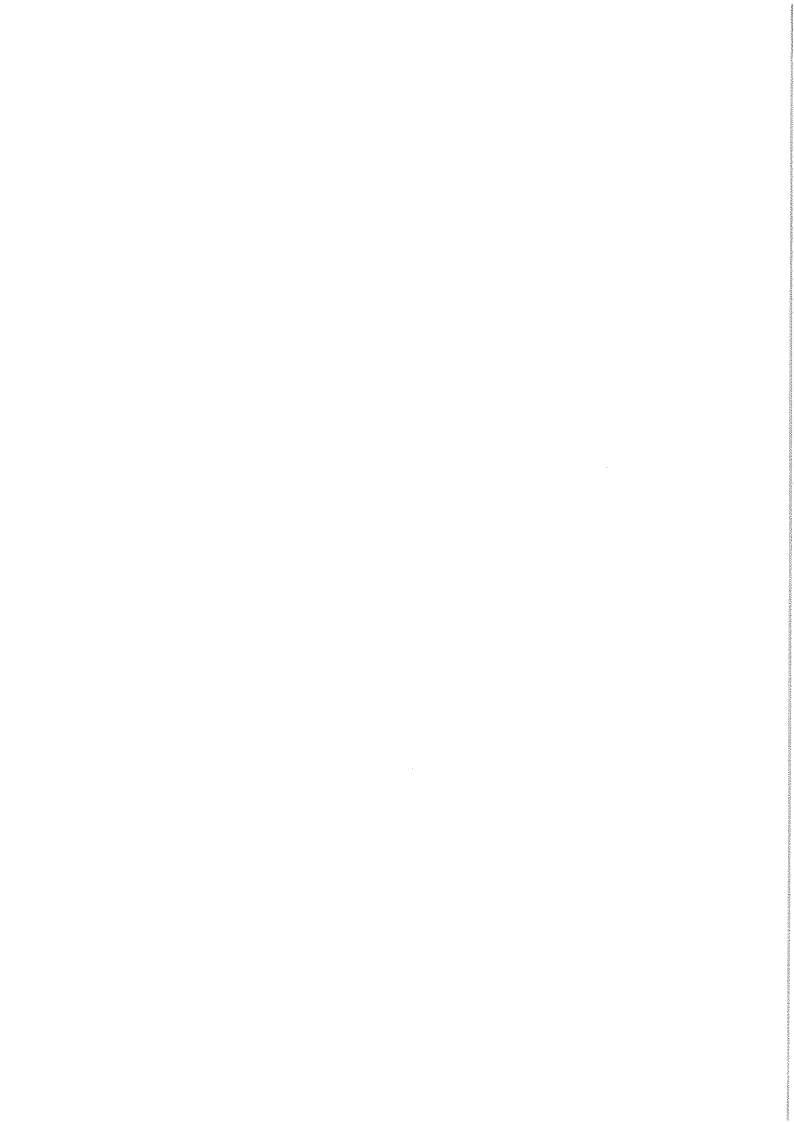
5. DATE OF NEXT MEETING

29 November 2018

EXCLUSION OF PUBLIC AND PRESS

In the event that any confidential business may be transacted, members of the public or press will be requested to withdraw from the meeting.





Stage 1 Site Pro-Forma - All Sites

SHELAA Ref 210	Parish Hassocks
	anford Avenue, London Road, Hassocks
210 She	anford Avenue, London Road, Hassocks Hidcote Stonepown Ridge Ridge 61.5m B 2116 B 2116 B 2116 B 2116 B 2717 B 2116 B 2717
Gross Site Area (ha) 2	
Potential Yield 25	
1 10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	ation - Pending Consideration
	The state of the s
0 1	
Flood Zone Site of Special Scientific In	4 (4 (4 (4 (4 (4 (4 (4 (4 (4 (4 (4 (4 (4
Ancient Woo	odland *
Area of Outstanding Natural E	Beauty ×
Local Nature Re	
Area of Outstanding Natural E Local Nature Re Conservation Scheduled Mon Listed Bu	Area Development would not have a negative impact on
Scheduled Mon	Conservation Area and Areas of Townscape Character
o listed Rui	ildings Development will not affect listed building/s
Ö	Safe access is unavailable or offeeted by savens
	limitations/ restrictions
Suitable No known const	raints - assessed as Suitable at Stage 1, progress to Stage 2
Availability Recent relevant	planning history shows the site is considered available
Achievability There is a reaso	nable prospect that site could be developed within the Plan
period	
Timescale Medium-Long To	erm

SH	ELAA Ref 221	Parish Hassocks
Site	Location Land to the north of S	hepherds Walk Hassocks
	Copyrian Space Street Street	Plys Area
Repro	Cructor duced from Ordnings Survey mapping, Mile Sussex Oleres Coulend 400024794 201	
	Site uses Agriculture	
Gros	ss Site Area _{10.5}	
	(ha) 10.3 tential Yield 130	
PO	Site History Planning Application	า - Refused
1000393127502	Flood Zone 2	40'A#1.7
Absolute Constraint	Site of Special Scientific Inte	**************************************
	Ancient Wood	land ×
	Area of Outstanding Natural Be	auty 🗴
Other Constraints	Local Nature Res	Development would not have a negative impact on
Other nstrai	Conservation /	Conservation Area and Areas of Townscape Character
Ţ	Scheduled Monur	nent ×
	Listed Build	ings Development will not affect listed building/s cess Safe access to site already exists
	Sultable Relatively uncons	trained - assessed as Suitable at Stage 1, progress to Stage
THE STATE	Availability Recent relevant o	lanning history shows the site is considered available
	Achievability There is a reason period	able prospect that site could be developed within the Plan
45 A 44 2 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5		

Stage 1 Site Pro-Forma - All Sites

SHELAA Ref 3	75	Parish	Hassocks
	lational Tyre Centre, 60		
Bear Control of the C	Bridge At 8m	Keymer Road, I	Annandale Annandale As.4m A
Ragiotaked tale (translace Survey mare)		1/1 - 1/3/ A/V	
Site uses S Gross Site Area			
(ha)).14		
Potential Yield 2	20		
Site History			
0 E	Flood Zone 2 or 3	✓	
Absolute Constraint Site of Sp		*	
Site of Sp	ecial Scientific Interest		
SEPANGUE SEPANGUE		4.0	
	Ancient Woodland	×	
Area of Outsi	tanding Natural Beauty Local Nature Reserve	<u>x</u>	
0 0			ould not have a negative impact on
other instrair	Conservation Area		rea and Areas of Townscape Character
Constraints	Scheduled Monument	×	
			ill not affect listed building/s
- Angelonia de la companya della companya della companya de la companya della com			site already exists
Suitable	2 assessment	eu - assessed as	s Suitable at Stage 1, progress to Stage
	L GOOGOOHICHE		
Availahility		xpressed intention	on to make the site available
	Controller of site has ex		on to make the site available e could be developed within the Plan
	Controller of site has ex There is a reasonable p period		on to make the site available e could be developed within the Plan

Stage 1 Site Pro-Forma – All Sites

SHELAA Ref 682 Parish Hassocks	
Site Location Ockley Lane and Wellhouse Lane, Hassocks	
682	
Reproduced from Onlinance Survey ospogning. 1831 Sussive Profited Council 180921794, 2017	<u> </u>
Site uses Agriculture Gross Site Area (ha) Potential Yield 200 Site History	
Flood Zone 2 or 3 ×	
Flood Zone 2 or 3	
Ancient Woodland ✓	
Area of Outstanding Natural Beauty × Local Nature Reserve ×	
Development would not have a negative impact or Conservation Area Conservation area and/or Area of Townscape Character	1
Scheduled Monument ×	
Listed Buildings Development will not affect listed building/s Access Safe access to site already exists	
Suitable Relatively unconstrained - assessed as Suitable at Stage 1, progress to S 2 assessment	
Availability Site submitted by site proponent to the SHELAA for assessment - consider	ered
available Achievability There is a reasonable prospect that site could be developed within the Plancied	an
period Timescale Medium-Long Term	

Stage 1 Site Pro-Forma - All Sites

S	HELAA Ref	742	Parish Hassocks
	te Location	Russell Nursery Brighton Part Part Part Part Part Part Part Part	Road Hassocks
			American Company
Repa	educed from Ordsarea Strior o	nicolog, Mis Sylves District Councy 100021194 2018	Sepantes !
		Agriculture	Derelict
Gro	ss Site Area (ha)	3.46	
Po	tential Yield	90	
		Pre-Application Advice	(
11	A HARANA	Flood Zone 2 or 3	*
			<u> </u>
Absolute Constraint	Site of S	Special Scientific Interest	~
		Ancient Woodland	*
ş	Area of Ou	tstanding Natural Beauty	×
_ 		Local Nature Reserve	*
Other Constraints		Conservation Area	Development would not have a negative impact on Conservation area and/or Area of Townscape Character
2		Scheduled Monument	*
5 I			Development will not affect listed building/s
ng sidk gentru in			Safe access to site already exists
		assessment	assessed as Suitable at Stage 1, progress to Stage 2
12. In Section 2.23			xpressed intention to make the site available
	Achievabilit		prospect that site could be developed within the Plan
		period	
	imescal	e Medium-Long Term	

Stage 1 Site Pro-Forma – All Sites

SH	ELAA Ref	752 Parish Hassocks			
Site	Site Location Land north of Friars Oak, London Road, Hassocks				
	ma	Covering the Covering to the C			
Pand Famphouse Famphouse State Famphouse Famphouse					
		Poor Oak Philippi Oak Poor Oak Philippi Poor Naid Surser Clastrat, Council 100021794 2018 Agriculture Dwellings			
Gros	s Site Area (ha)	2.4			
Pot	ential Yield	18			
	ite History				
		Flood Zone 2 or 3			
		A the North March March and Residents			
Absolute Constraint	Site of S	pecial Scientific Interest			
		Ancient Woodland ×			
		···			
		Local Nature Reserve ×			
Other Constraints		Development would not have a negative impact on Conservation Area Conservation area and/or Area of Townscape Character			
ا و		Scheduled Monument ×			
Listed Buildings Development will not affect listed building/s					
Access Safe access to site already exists					
	Suitable	Relatively unconstrained - assessed as Suitable at Stage 1, progress to Stage 2 assessment			
THE STATE OF STATE OF	Availability	Recent relevant planning history shows the site is considered available			
		There is a reasonable prospect that site could be developed within the Plan period			
	Timescale	Medium-Long Term			

Stage 1 Site Pro-Forma - All Sites

SI	HELAA Ref	901	Parish Hassocks		
·			ayton Mills, Hasscoks (Previously known as site 753,		
		April 2016)			
The second section of the second section of the second section of the second section s		Ford Whospida Gri	Marie		
			901		
Property	Se 1221	100 Person 1995 Disasted Chinate Columnia 100021794; 2018:	Fagure Constitution of the		
	Site uses	Open Spaces			
Gros	ss Site Area	6.16			
Pot	(ha) tential Yield	120			
	Site History				
. e		Flood Zone 2 or 3	×		
Absolute Constraint	Site of S	Special Scientific Interest	×		
Avvidovišio		Ancient Woodland	*		
	Area of Ou	tstanding Natural Beauty			
22		Local Nature Reserve	×		
Other Constraints	Conservation Area		Character		
့ ပု		Scheduled Monument			
Othe		Listed Buildings	mitigation may be necessary		
	Cultabl	Access	Safe access is not available but potential exists to easily gain access - assessed as Suitable at Stage 1, progress to Stage 2		
	Juliabi	assessment	- assessed as outland at otage 1, progress to otage 2		
	Availabilit		proponent to the SHELAA for assessment - considered		
	Achievabilit		prospect that site could be developed within the Plan		

