

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

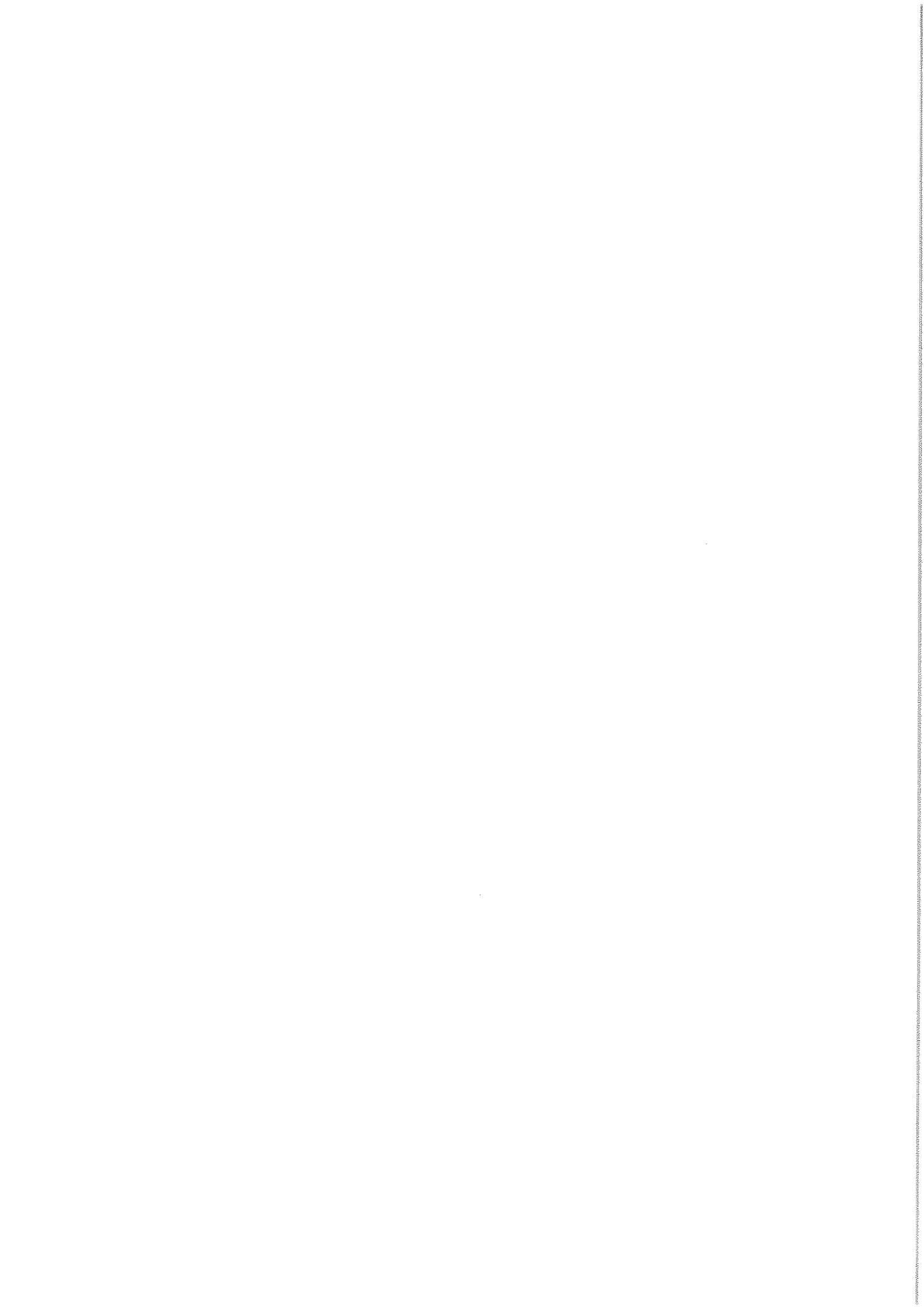
5. DATE OF NEXT MEETING

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.





APPENDIX 2

Stage 1 Site Pro-Forma – All Sites

SHELAA Ref	210	Parish	Hassocks
Site Location	Land opposite Stanford Avenue, London Road, Hassocks		
Site uses	Agriculture		
Gross Site Area (ha)	2		
Potential Yield	25		
Site History	Planning Application - Pending Consideration		
Absolute Constraint	Flood Zone 2 or 3	✗	
	Site of Special Scientific Interest	✗	
Other Constraints	Ancient Woodland	✗	
	Area of Outstanding Natural Beauty	✗	
	Local Nature Reserve	✗	
	Conservation Area	Development would not have a negative impact on Conservation Area and Areas of Townscape Character	
	Scheduled Monument	✗	
	Listed Buildings	Development will not affect listed building/s	
	Access	Safe access is unavailable or affected by severe limitations/ restrictions	
Suitable	No known constraints - assessed as Suitable at Stage 1, progress to Stage 2 assessment		
Availability	Recent relevant planning history shows the site is considered available		
Achievability	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

SHELAA Ref	221	Parish	Hassocks
Site Location	Land to the north of Shepherds Walk Hassocks		
Site uses	Agriculture		
Gross Site Area (ha)	10.5		
Potential Yield	130		
Site History	Planning Application - Refused		
Absolute Constraint	Flood Zone 2 or 3	✓	
	Site of Special Scientific Interest	x	
Other Constraints	Ancient Woodland	x	
	Area of Outstanding Natural Beauty	x	
	Local Nature Reserve	x	
	Conservation Area	Development would not have a negative impact on Conservation Area and Areas of Townscape Character	
	Scheduled Monument	x	
	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		
Availability	Recent relevant planning history shows the site is considered available		
Achievability	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

SHELAA Ref	375	Parish	Hassocks
Site Location	National Tyre Centre, 60 Keymer Road, Hassocks		
Site uses	Shops		
Gross Site Area (ha)	0.14		
Potential Yield	20		
Site History			
Absolute Constraint	Flood Zone 2 or 3	✓	
	Site of Special Scientific Interest	✗	
Other Constraints	Ancient Woodland	✗	
	Area of Outstanding Natural Beauty	✗	
	Local Nature Reserve	✗	
	Conservation Area	Development would not have a negative impact on Conservation Area and Areas of Townscape Character	
	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		
Availability	Controller of site has expressed intention to make the site available		
Achievability	There is a reasonable prospect that site could be developed within the Plan period		
Timescale	Short Term		

Stage 1 Site Pro-Forma – All Sites

SHELAA Ref	682	Parish	Hassocks
Site Location	Ockley Lane and Wellhouse Lane, Hassocks		
<p>Reproduced from Ordnance Survey map using <i>Mapbox</i> Susssex Grid Map Council 100021794, 2017</p>			
Site uses	Agriculture		
Gross Site Area (ha)	7.83		
Potential Yield	200		
Site History			
Absolute Constraint	Flood Zone 2 or 3	x	
	Site of Special Scientific Interest	x	
Other Constraints	Ancient Woodland	✓	
	Area of Outstanding Natural Beauty	x	
	Local Nature Reserve	x	
	Conservation Area	Development would not have a negative impact on Conservation area and/or Area of Townscape Character	
	Scheduled Monument	x	
	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		
Availability	Site submitted by site proponent to the SHELAA for assessment - considered available		
Achievability	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

SHELAA Ref 742		Parish Hassocks	
Site Location Russell Nursery Brighton Road Hassocks			
Site uses		Agriculture	Derelict
Gross Site Area (ha)		3.46	
Potential Yield		90	
Site History		Pre-Application Advice	
Absolute Constraint	Flood Zone 2 or 3	x	
	Site of Special Scientific Interest	x	
Other Constraints	Ancient Woodland	x	
	Area of Outstanding Natural Beauty	x	
	Local Nature Reserve	x	
	Conservation Area	Development would not have a negative impact on Conservation area and/or Area of Townscape Character	
	Scheduled Monument	x	
Other Constraints	Listed Buildings	Development will not affect listed buildings/s	
	Access	Safe access to site already exists	
Suitable	No known constraints - assessed as Suitable at Stage 1, progress to Stage 2 assessment		
Availability	Controller of site has expressed intention to make the site available		
Achievability	There is a reasonable prospect that site could be developed within the Plan period		
Timescale	Medium-Long Term		

Reproduced from Ordnance Survey mapping. Mid Sussex District Council, 10/02/1994 2318

Stage 1 Site Pro-Forma – All Sites

SHELAA Ref	752	Parish	Hassocks
Site Location	Land north of Friars Oak, London Road, Hassocks		
Site uses	Agriculture	Dwellings	
Gross Site Area (ha)	2.4		
Potential Yield	18		
Site History	Planning Application - Pending Consideration		
Absolute Constraint	Flood Zone 2 or 3	✓	
	Site of Special Scientific Interest	✗	
Other Constraints	Ancient Woodland	✗	
	Area of Outstanding Natural Beauty	✗	
	Local Nature Reserve	✗	
	Conservation Area	Development would not have a negative impact on Conservation area and/or Area of Townscape Character	
	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		
Availability	Recent relevant planning history shows the site is considered available		
Achievability	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

SHELAA Ref	901	Parish	Hassocks
Site Location	Open Space, north of Clayton Mills, Hassocks (Previously known as site 753, April 2016)		
Site uses	Outdoor Amenity and Open Spaces		
Gross Site Area (ha)	6.16		
Potential Yield	120		
Site History			
Absolute Constraint	Flood Zone 2 or 3	x	
	Site of Special Scientific Interest	x	
Other Constraints	Ancient Woodland	x	
	Area of Outstanding Natural Beauty	x	
	Local Nature Reserve	x	
	Conservation Area		Development would not have a negative impact on Conservation area and/or Area of Townscape Character
	Scheduled Monument	x	
	Listed Buildings		Development may potentially affect listed building/s - mitigation may be necessary
	Access		Safe access is not available but potential exists to easily gain access
Suitable	No known constraints - assessed as Suitable at Stage 1, progress to Stage 2 assessment		
Availability	Site submitted by site proponent to the SHELAA for assessment - considered available		
Achievability	There is a reasonable prospect that site could be developed within the Plan period		
Timescale	Medium-Long Term		

