

HASSOCKS PARISH COUNCIL

Minutes of the Meeting of the **Neighbourhood Plan Working Group**
on 20 September 2018 at 7.30 pm
Council Chamber, Parish Centre, Adastra Park, Hassocks.

Attendees: Parish Councillors: Bill Hatton (BH), Frances Gaudencio (FG), Nick Owens (NO), Judith Foot (JF), Mark Higgins (MH)

Co-opted Members: Virginia Pullen (VP), and David Withycombe (DW)

Dowsett Mayhew Consultants: Laura Bourke (LB)

1. APOLOGIES

Apologies received from Cllr Emma Wood, Cllr Ian Weir and Ian Cumberworth

2. DECLARATIONS OF INTEREST

2.1 None in light of Agenda.

3. MINUTES

3.1 The Minutes of the Neighbourhood Plan meeting held on 6th September 2018 were agreed. DW and VP both confirmed they were not in attendance at the last meeting. BH agreed and signed the Minutes.

4. REPORTS

4.1 Report on Gap Paper prepared by co-opted Members VP and DW.

5. NEIGHBOURHOOD PLAN – POLICIES

5.1 DMP circulated an updated table of planning policies from the previous Regulation 16 Neighbourhood Plan, together with recommended new policies from Members of the NPWG. These were colour coded (red, amber, green) to reflect agreement/issues identified at the previous NPWG meeting.

5.2 This table was then used as a basis for discussing policy options.

5.3 LB provided a summary of discussions to date on Policies and Aims.

5.4 DW provided a summary of the Gap Paper and stressed the importance of having a Gap policy in the HNP. Also considered important to have a policy relating to preserving the setting of the South Downs National Park.

5.5 Gap Paper makes reference to Neighbouring Plans with Gap policies.

5.6 Burgess Hill NDP - DW to check re Gap policy. VP recommended Green Circle is also checked.

- 5.7 NO advised Mid Sussex District Council owned land in the northern boundary.
- 5.8 Suggest one Gap policy with no need to change wording. NO highlighted typo in para 8.1.
- 5.9 Policy 1: Hassocks - Burgess Hill Gap; DW wording agreed.
- 5.10 Policy 2: Hassocks - Ditchling Gap and Hassocks - Hurstpierpoint Gap; DW wording agreed.
- 5.11 Policy 3: Local Green Space – VP confirmed background paper is being prepared. Discussion followed on which LGS to be updated.
- 5.12 FG queried if LGS could also be identified as an Asset of Community Value. LB advised on the process of identifying an Asset of Community Value. LB advised HNP could include Aim to support Asset of Community Value nominations subject to compliance with the HNP Policies and Aims.
- 5.13 Discussion on LGS boundaries followed and it was agreed:
- LG1: No change;
 - LGS2: Boundary to be reviewed and updated to take account of permissions granted locally;
 - LGS 3: No change;
 - LGS 4: No change. VP advised the farmer has fenced across the field to stop walkers wandering across footpath. VP queried if the second field should be included? Agreed further consideration to be given to the boundary;
 - LGS5: No change;
 - LGS6: No change;
 - LGS7: No change.
- 5.14 Policy 4: Green Infrastructure – Agreed.
- 5.15 Policy X: Flood Risk – NO to speak with JM in absence of IC.
- 5.16 Policy X: Enabling Zero Carbon. NO provided a summary on update to reference NPPF and District Plan policy. FG has also provided comment.
- 5.17 BH suggest DMP review policy wording and suggest planning policy.
- 5.18 FG recommended the Paper is shared with group for review, as Paper picks up on zero carbon and sustainable transport options.
- 5.19 LB queried why the policy references 1-29 new homes.
- 5.20 FG highlighted MSDC Viability SPD which has been adopted.
- 5.21 NO to check building regulation requirements.
- 5.22 FG highlighted DP40 of the MSDC District Plan.
- 5.23 Following discussion BH recommended DMP review policy wording and suggest planning policy. LB to liaise with NO on appropriate wording.
- 5.24 Policy 5: South Downs National Park – Discussion on policies. Agreed to combine policy.
- 5.25 Policy 6: Conservation Areas – No policy amendments required.

- 5.26 Policy 7: Air Quality Management – No policy amendments required.
- 5.27 Policy 8: Character and Design – LB highlighted suggested amended wording. Recommend supporting text is also expanded. DW/VP recommend pics highlight character area.
- 5.28 Policy 9: Open Space – To be considered in conjunction with background paper on LGS. FG highlighted open space at Clayton Mills.
- 5.29 BH highlighted Masterplan of Clayton Mills to be released imminently. Discussion on landownership of existing open space at Clayton Mills.
- 5.30 General discussion on whether to identify other important areas of open space to be protected.
- 5.31 Action: LB to check how/if this could be done as part of a light touch review.
- 5.32 DW queried if the open space at Clayton Mills should be identified as LGS? DW and VP to review as part of the LGS background paper.
- 5.33 NO queried whether land outside of the Golf Club could be included as LGS? A discussion followed, and it was agreed this area would not be included for further consideration.
- 5.34 Policy 10: Outdoor Play Space – No policy amendments required.
- 5.35 Policy 11: Community Facilities – No policy amendments required.
- 5.36 Policy X: Community Right to Bid – Discussion on whether to include an Aim to support Community Right to Bid. DMP to prepare supporting text and appropriate Aim.
- 5.37 Policy 12: Education Provision – In light of the strategic allocation at Clayton Mills and the proposed primary school, it was agreed Policy 12 of the HNP is no longer required. Following discussion, it was agreed a general policy to support the provision of a two-form entry primary school within the Parish will be included in the HNP.

DW suggested the following wording, which was agreed by Members:

“The provision of a two-form entry primary school within the Parish will be supported. The Parish Council will work with the Local Education Authority, Mid Sussex District Council and developers to ensure a school is provided to meet growing demand in the Parish and in accordance with other policies in the HNP”.

- 5.38 Aim 1: Education Facilities – No policy amendments required.
- 5.39 Aim 2: Healthcare Facilities – No policy amendments required.
- 5.40 Policy 13: Housing Allocations; Policy 14: Hassocks Golf Club; Policy 15: Land to the north of Clayton Mills and Mackie Avenue; and Policy 16: National Tyre Centre – DM to prepare background paper and present the Housing chapter to the Working Group.
- 5.41 Working Group to support windfall.
- 5.42 National Tyre Centre not to be allocated.
- 5.43 FG suggested Policy 14 retains bullet point 12. Discussion regarding S106 requirement to gift land to parish.

- 5.44 Policy to be updated to reflect – “amendment to support future applications subject to ...”
- 5.45 Policy 17: Windfall Development – No policy amendments required.
- 5.46 Policy 18: Housing Mix – Discussion on amended wording. All agreed minor wording and agreed supporting text to be expanded.
- 5.47 Policy 19: Affordable Housing – Discussion on local connection. FG suggested policy wording is included in Regulation 14 Plan. DW agreed. NO good objective to support local connection. NO recommend supporting text references parish should be able to meet their local need.
- 5.48 Policy 20: Re-use of rural buildings for residential use. Agreed to delete at previous NPWG meeting.
- 5.49 Aim 3: Village Centre – LB to update Aim to Policy. Minor amendments to be included to reference market square.
- 5.50 Policy 21: Tourism – No policy amendments required.
- 5.51 Aim 4: Roads, Traffic and Congestion; Aim 6: Parking; Aim 7: Safety; Aim 8: Pollution; Aim 9: Public Transport - Rail; Aim 10: Public Transport - Bus; Aim 11: Footpaths and Accessibility; and Aim 12: Cycleways and Bridleways. Aim 5: Speed and Speed Limits.
- 5.52 Following discussion LB agreed to review Transport Aims and to present Aims under 3 main headings.
 - 1. Public Rights of Way;
 - 2. Public Transport;
 - 3. Transport generally to incorporate - NO paper.

7. ANY OTHER BUSINESS

7.1 NONE

8. DATE OF NEXT MEETING: 4th October 2018.

Signed.....

Date.....