

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 23rd August 2018 at 7.30pm in the Parish Centre, Adastra Park, Hassocks.

AGENDA

1. APOLOGIES FOR ABSCENCE

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 26th July 2018 (previously Circulated).

4. REPORTS

4.1 NEIGHBOURHOOD PLAN – POLICIES & VISION

At the NPWG (26th July 2018) meeting it was agreed that Hassocks Parish Councils Planning Consultant would produce a paper setting out a schedule of the existing policy/vision within our current document and identify those that require review. **Appendix A** summarises the suggested policy items for review which has been produced using a traffic light system (green/amber/red)

Green: Policy does not require amendment.

Amber: Policy requires amendment

Red: Policy requires removal/replacement or substantial amendment

Members are requested to consider the attached schedule to determine whether they agree the suggested actions/approach and indicate whether they are acceptable or require modification.

The key challenge for Members at this meeting is to agree the high level vision/objectives to enable consultation on the Scoping Report of the Sustainability Appraisal and to give further consideration to the consultation process.

Background papers have been previously circulated summarising other examples of Neighbourhood Plan Visions and Objectives to assist Members in their deliberations and extracts of our current document.

Appendix 2 sets out details of the leaflet informing residents of the Councils intention to progress with our desire to achieve an adopted Neighbourhood Plan. The leaflet is to be delivered to all properties within the parish. (To follow)

4.2 Any other business

5. DATE OF NEXT MEETING

6 September 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.

Chapter	Policy / Aim	Comments & Recommendation
Environment and Heritage	Policy 1: Hassocks-Burgess Hill Gap (Burgess Hill Gap) A Gap has been defined and will be safeguarded between Burgess Hill and Keymer/Hassocks (as defined on the Proposals Map), with the objectives of preventing coalescence and retaining the separate identity and amenity of settlements. Development will be supported within the Burgess Hill Gap where: 1. It is necessary for the purposes of agriculture, or some other use which has to be located in the countryside; 2. It is necessary for the purposes of the provision of formal/informal open space to serve the existing residents of Clayton Mills and new residents of development at land north of Clayton Mills and Mackie Avenue (Policy 15); Land to the north of Clayton Mills and Mackie Avenue; 3. It makes a valuable contribution to the landscape character and amenity of the Gap and enhances its value as open countryside; 4. It would not compromise individually or cumulatively the objectives and fundamental integrity of the Gap; and 5. It would conserve and where possible enhance relative tranquility, in relation to noise and light pollution and dark skies.	Recommend policy is updated in light of the strategic allocation of land to the north of Clayton Mills (District Plan Policy DP11: Strategic Allocation to the north of Clayton Mills, Hassocks) Given the District Plan does not carry forward Gap policies from the Local Plan, it is recommended Policy 1 and Policy 2 is supported by a background evidence base paper to justify the purposes and extent of the Gap, as detailed in DP13: Preventing Coalescence.
	Policy 2: Hassocks-Ditchling Gap (Ditchling Gap) & Hassocks-Hurstpierpoint Gap (Hurstpierpoint Gap) Local Gaps have been defined and will be safeguarded between: a. Keymer/Hassocks and Ditchling; and b. Keymer/Hassocks and Hurstpierpoint as defined on the Proposals Map with the objectives of preventing coalescence and retaining the separate identity and amenity of settlements. Development will be supported within the Gap areas where: 1. It is necessary for the purposes of agriculture, or some other use which has to be located in the countryside; 2. It makes a valuable contribution to the landscape character and amenity of the Gap and enhances its value as open countryside; 3. It would not compromise individually or cumulatively the objectives and fundamental integrity of the Ditchling Gap and Hurstpierpoint Gap; and 4. It would conserve and where possible enhance relative tranquility, in relation to noise and light pollution and dark skies.	Recommend policy is updated in light of planning permission at Ham Fields (DM/17/4307). Given the District Plan does not carry forward Gap policies from the Local Plan, it is recommended Policy 2 is supported by a background evidence base paper to justify the purposes and extent of the Gap, as detailed in DP13: Preventing Coalescence.
	Policy 3: Local Green Spaces The Neighbourhood Plan designates the following locations as Local Green Spaces (as shown on the Proposals Map): 1. Land to the north of Shepherds Walk (LGS1). 2. Land at the Ham (LGS2). 3. Undeveloped land south of Clayton Mills (LGS3). 4. Land to the east of Ockley Lane (LGS4). 5. Land at South of Downlands (LGS5). 6. Land to the west of the railway line (LGS6). 7. Land at Pheasant field (LGS7). Development proposals, which conflict with the purpose of this designation, will be resisted in these areas.	Recommend the Policy is updated to take account of planning permission granted at Ham Fields (DM/17/4307) and the strategic allocation of land to the north of Clayton Mills (District Plan Policy DP11: Strategic Allocation to the north of Clayton Mills, Hassocks) Recommend consideration is given to the Submission Representations with respect to Policy 3. Recommend background paper is updated to reflect the requirements of the revised National Planning Policy Framework (2018).
	Policy 4: Green Infrastructure Development proposals, which seek to conserve, maintain and enhance the existing green infrastructure network will be supported. Where proposals include the provision of additional green infrastructure these will be supported where: 1. They seek to link to the existing path and open space networks; 2. They provide off road access for walking, cycling and horse-riding; 3. Planting contributes to wildlife and links to existing woodland, hedges and streams; and 4. Proposals include the planting of native species. Proposals, which would result in the loss of existing green infrastructure, will be resisted unless it can be demonstrated that the development proposals brings new opportunities which mitigates or compensates any loss whilst ensuring the protection of the existing ecosystem.	No amendments required.
	Policy 5: South Downs National Park Development proposals within the National Park will be supported where they: 1. Have regard to the purposes and duty of the Park Authority; and 2. Conserve and enhance the landscape character, scenic beauty, wildlife and cultural heritage of the Park. Development proposals in land adjacent to the National Park will be supported where they have regard to the setting of the Park.	No amendments required. Recommend consideration is given to updates to align with emerging South Downs Local Plan.

Community Infrastructure	Policy 6: Conservation Areas Development proposals which seek to protect, enhance and conserve the Keymer Conservation Area and Clayton Conservation Area will be supported. Proposals which respect the following features of the Keymer Conservation Area will be supported: 1. Keymer Terrace and the stone wall by the church; 2. The Church and its setting; 3. Properties in the Crescent; 4. Properties and features of Lodge Lane; 5. The bend in Keymer Road; 6. Views into an out of the Conservation area; and 7. The use of traditional building materials. Proposals which respect the following features of the Clayton Conservation Area will be supported: 8. The Church and its setting 9. Rural setting within the Downs rising steeply to the south; 10. Rural character of Underhill Lane; 11. The flint building material; and 12. The sense of enclosure created by the narrow sunken lane.	No amendments required.	
	Policy 7: Air Quality Management Development will be supported where it would not have an unacceptable adverse effect upon air quality within the Air Quality Management Area.	No amendments required.	
	Policy 8: Character And Design Development proposals will be supported where the character and design: 1. Is of high quality design and layout; 2. Contributes positively to the private and public realm to create a sense of place; 3. Respects the character and scale of the surrounding buildings and landscape; 4. Protects open spaces and gardens that contribute to the character of the area; 5. Protects valued townscapes and the separate identity and character of Hassocks, Keymer and Clayton; 6. Does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight, sunlight and security; 7. Creates safe, accessible and well connected environments; 8. Protects existing landscape features and contributes to the village's Green Infrastructure network and; 9. Has regard to the Village Design Statement and seeks to sustain key spatial and built form characteristics identified in the Hassocks Townscape Appraisal and, where practical, contributes to resolving identified detractors from character.	Recommend policy is updated to reflect District Plan Policy: DP26: Character and Design	
	Policy 9: Open Space Development proposals, which provide a mix of formal and informal open space to meet local need, will be supported. Open space is to be of high quality and serve local need. Development proposals, which result in the loss of open space, will not be supported. Development proposals for the replacement of open space will be supported where: 1. Equivalent (in qualitative and quantitative terms) or enhanced open space is provided to serve local needs; and 2. Proposals for the replacement of open space ensure the replacement is made available before the loss of the existing.	Recommend NPPW consider whether areas of land should be identified as open space for example land west of Ham Fields, land around golf club, Belmont Field, and land at Clayton Mills.	
	Policy 10: Outdoor Play Space Development proposals of 15 or more homes will be required to provide play areas and associated equipment. This should be preferably provided on site or alternatively financial contributions should be provided towards both the provision and long term maintenance of off site community facilities.	No amendments required.	
	Policy 11: Community Facilities Development proposals which result in the loss of community facilities will not be supported. Development proposals for the alteration and/or replacement of community facilities will be supported where: 1. Equivalent (in qualitative and quantitative terms) or enhanced facilities are provided to serve local needs; and 2. Proposals for the replacement of a community facility ensure the replacement facility is made available before the closure of the existing facility.	No amendments required.	

Housing	Policy 12: Education Provision The provision of a two form entry primary school within the Parish will be supported. The identification and selection of the site for this facility will be determined following a thorough detailed feasibility study on site availability and selection, undertaken by the Local Education Authority. This study and any subsequent planning application will be determined having regard to the following criteria: 1. The site is geographically well placed to serve the needs of the local resident population; 2. The site is sequentially preferable in landscape and planning policy terms, including but not limited to, seeking to avoid areas within the defined National Park, Ditchling Gap and Hursleypoint Gap, Burgess Hill Gap, and at a sequentially higher risk of flooding; 3. Avoiding unacceptable adverse effect upon air quality at the Stonepound Crossroads; 4. Provision of a minimum of 2 hectares; 5. Appropriate access and parking; 6. Site is free of public access (Rights of Way), and does not enable access to adjacent land or properties; and 7. The site is well placed and accessible to sustainable modes of transport.	Recommend consideration is given to deletion of policy in light of District Plan Policy DP11: Strategic Allocation to the north of Clayton Mills, Hassocks
	Aim 1: Education Facilities Support will be offered for the delivery of adequate education facilities to meet the needs of all ages of the local resident population.	No amendments required.
	Aim 2: Healthcare Facilities Support will be offered to the Clinical Commissioning Group to deliver adequate locally based health care provision in the Parish.	No amendments required.
	Policy 13: Housing Allocations The following sites (as identified on the Proposals Map) are allocated for the provision of 280-290 new homes over the Plan period: 1. Hassocks Golf Club (Target up to 130 dwellings); 2. Land North of Clayton Mills (Target up to 140 dwellings); and 3. National Tyre Centre (Target up to 20 dwellings).	Given the NPWG's decision to undertake a light touch review of the HNP and to not allocate housing sites, it is recommended Policy 13 is deleted. Recommend Chapter 6 is updated to provide a background summary of the level of housing provided and planned for within the Parish, as set out in the District Plan, and recent planning permissions.
	Policy 14: Hassocks Golf Club Development proposals at Hassocks Golf Club (as identified on the Proposals Map) for up to 130 residential units and a 9 hole golf course facility and associated infrastructure, will be supported in accordance with a Masterplan approved by the Local Planning Authority. The Masterplan will be supported where proposals: 1. Do not extend residential development into the Burgess Hill Gap (Policy 1) as identified on the Proposals Map; 2. Do not extend residential development into the Ditchling Gap and Hursleypoint Gap (Policy 2) as identified on the Proposals Map; 3. Protect the existing Ardent Woodland; 4. Allow for the retention of existing mature trees and hedges; 5. Protect and do not adversely affect heritage assets, including Friars Oak House and its rural setting; 6. Provide a suitable mix of dwelling types and sizes to meet the needs of current and future households; 7. Protect the amenity of existing residential properties bordering the site; 8. Provide a mix of high quality formal and informal open space to meet the needs generated by the occupiers of the development; 9. Provide land to the west of Belmont Recreation Ground for formal/informal open space; 10. Provide suitable access and parking; 11. Provide a 9 hole golf course facility and associated infrastructure, including but not limited to, a club house and associated parking; 12. Ensure the legal title to the golf course and associated infrastructure is gifted to the Parish Council or other specially created trust in return for the granting of a lease in perpetuity to the golf course operator at a peppercorn rent; and 13. Have a financial fund to provide for the maintenance of the public open space for not less than 20 years.	Recommend consideration is given to: a- the deletion of Policy 14 in its entirety; or b- amending the Policy to reflect the fact permission has been granted and to support the development of the site in line with the Decision Notice, approved plans and the S106.
	Policy 15: Land to the North of Clayton Mills and Mackie Avenue Residential development on Land to the north of Clayton Mills and Mackie Avenue (as identified on the Proposals Map) for up to 140 units will be supported where proposals: 1. Do not extend residential development into the Burgess Hill Gap (Policy 1) as identified on the Proposals Map; 2. Provide a significant landscape buffer and compensatory open space for existing and future residents, beyond the northern edge of the development site boundary on land within the Burgess Hill Gap; 3. Protect the existing woodland along the western edge; 4. Provide compensatory formal/informal open space to meet the needs of existing occupiers of Clayton Mills and the needs generated by the occupiers of the development; 5. Protect the amenity of existing residential properties bordering the site; 6. Provide a suitable mix of dwelling type and sizes to meet the needs of current and future households; 7. Protect the amenity of existing Public Rights of Way through and adjacent to the site; and 8. Provide suitable access and parking arrangements.	Recommend consideration is given to: a- the deletion of Policy 15 in its entirety; or b- amendments to Policy 15 to reflect the strategic allocation, as set out in the District Plan and to support the development of the site in line with the requirements of District Plan Policy DP11: Strategic Allocation to the north of Clayton Mills.

Economy	Policy 16: National Tyre Centre Residential development at the National Tyre Centre, 60 Keymer Road (as identified on the Proposals Map) for up to 20 units will be supported where proposals; 1. Respect the surrounding streetscape; 2. Are up to 3 storeys in height; 3. Respect the amenities of residential properties bordering the site; 4. Set the building frontage back from Keymer Road; 5. Provide off street parking to meet requisite standards; 6. Take account of the historical uses of the site and address contamination; and 7. Assess and mitigate flood risk and take a sequential approach to ensure development is directed to the lower flood risk zones.	Recommend Policy is deleted given the landowners lack of commitment to deliver the site and outstanding concerns of the Environment Agency.
	Policy 17: Windfall Development Applications for residential development on unidentified sites within the defined built up area will be considered on their merits against the policies of the adopted Development Plan Documents.	No amendments required.
	Policy 18: Housing Mix Development proposals which provide a mix of dwelling types and sizes will be supported.	Recommend policy is updated to reflect District Plan Policy: DP30: Housing Mix
	Policy 19: Affordable Housing Residential development proposals should provide a mix of affordable housing sizes, types and tenures aligned to meet the needs of the Parish.	Recommend policy is updated to reflect District Plan Policy: DP31: Affordable Housing
	Policy 20: Re-use of Rural Buildings for Residential Use The re-use and adaptation of rural buildings for residential use in the countryside will be supported where its reuse would: 1. Secure the future of a designated heritage asset; or 2. Lead to an enhancement of the immediate setting.	Recommend policy is updated to reflect District Plan Policy: DP15: New Homes in the Countryside
	Aim 3: Village Centre Development proposals which seek to enhance the character and sense of place of the central retail and commercial area of Hassocks will be supported. This will include, but is not limited to, proposals to enhance parking facilities, traffic flow, pedestrian and cycling facilities, shop frontages, green spaces, public realm and signage.	No amendments required.
	Policy 21: Tourism Development proposals, which promote tourism activities and include overnight accommodation, will be supported provided the siting, scale and design has regard to and reflects the local area.	No amendments required. Recommend consideration is given to updates to align with emerging South Downs Local Plan
	Aim 4: Roads, Traffic and Congestion Proposals to reduce congestion, pollution and safety problems at Stonepound Crossroads, Dale Avenue and Keymer Road will be supported.	No amendments required.
	Aim 5: Speed and Speed Limits Support will be offered to the exploration of the possibility to introduce 20 mph zone on Keymer Road.	No amendments required.
	Aim 6: Parking Support will be offered for improvements to station car parking.	No amendments required.
	Aim 7: Safety Support will be offered to: 1. The introduction of roundabouts at Keymer Road/ Grand Avenue junction and the junction of Lodge Lane and New Road; 2. The reduction in the length of parking available on the south side of Keymer Road and an increase in the road space available to allow two narrow lanes for traffic; and 3. The tunnelled replacement to the footpath which cross the railway line between Clayton Mills and Shepherds Walk Estate.	No amendments required.
	Aim 8: Pollution Support will be offered to actions, which could help reduce traffic levels through Stonepound Crossroads through: 1. Improved road links elsewhere; 2. Better east/west bus services, cycleways between Hurdlepoint and Hassocks; and 3. HGV routing away from the north-south route of the A273 through Stonepound Crossroads.	No amendments required.

Transport	Aim 9: Public Transport - Rail Support will be given to measures (set out below) which seek to increase train services serving Hassocks, namely: 1. A direct off peak service to/from Hassocks serving the West Coastway route; 2. Later services to Hassocks; and 3. All peak hour trains serving Hassocks should be 12 coaches.	No amendments required.
	Aim 10: Public Transport - Bus Support will be offered to measures, which could improve the bus service to and from Hassocks and bus stops in the Parish area.	No amendments required.
	Aim 11: Footpaths and Accessibility To improve the accessibility of footpaths support will be offered (in partnership with WSOC Public Rights of Way) to: 1. The resurfacing of paths to make them usable in winter and usable by those with mobility impairments; and 2. Develop a circular route around Hassocks, through the creation of link paths.	No amendments required.
	Aim 12: Cycleways and Bridleways Support will be offered to investigate the feasibility of: 1. An all weather surface off-road cycle/bridleway route to Clayton, possibly on a new route west of the railway from the B2116 as far south as Misty Bridge, there crossing to the east of the railway to continue to Clayton; 2. An off-road cycle route to Hurstpierpoint, possibly via Hurst Wickham and Balmont, linking to Little Copse Road and Woodland Road (in consultation with Hurstpierpoint and Sayers Common Parish Council); and 3. Establishing a joint footpath/cycle way route to Burgess Hill east of the railway linking Woodside to Burgess Hill footpath 60.	No amendments required.