

Background Paper: Housing Hassocks Neighbourhood Plan



November 2018

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1. INTRODUCTION

- 1.1. This document has been prepared for Hassocks Parish Council (HPC) following a decision by Members to progress with the preparation of a revised Hassocks Neighbourhood Plan (HNP).
- 1.2. The purpose of the document is to provide a summary of the preparation of the HNP to date; an overview of the Mid Sussex District Plan (MSDP); the implications of MSDP policies on the revised HNP; and to confirm HPC's position with respect to the delivery and/or allocation of additional housing sites within the HNP.
- 1.3. The document reviews the Submission HNP housing related policies and aims and recommends whether policies and aims require: removal, substantial amendment, or can be carried forward without amendment.
- 1.4. In addition, the document confirms the subsequent decisions of the the Neighbourhood Plan Working Group (NPWG) in respect of the above recommendations.

2. BACKGROUND OF HASSOCKS NEIGHBOURHOOD PLAN: 2012-2016

- 2.1. Mid Sussex District Council (MSDC) and the South Downs National Park Authority (SDNPA) approved the designation of the parish of Hassocks as a Neighbourhood Plan Area in July 2012. The preparation of the HNP commenced thereafter with the formation of the NPWG.
- 2.2. Public consultation on plan preparation was undertaken throughout 2014 - 2016. This included the distribution of a questionnaire to local residents which detailed a proposed Vision and set of proposed Objectives. A public exhibition to inform residents of the HNP followed in September 2014. Further public consultation took place in January and July 2015 where residents were invited to offer views on a range of potential new housing sites. An Extraordinary General Meeting of the HPC was held in September 2015 where decisions were made on housing need, housing site allocations, and designation of Local Green Space.
- 2.3. Following this, the NPWG subsequently finalised the Regulation 14 Pre-submission HNP during September - December 2015.
- 2.4. With respect to housing, the Regulation 14 Pre-Submission HNP proposed to allocate 210 - 270 dwellings over the Plan period on:
 - Land at Hassocks Golf Club (up to 130 dwellings);
 - Land north of Clayton Mills (up to 140 dwellings); and
 - The National Tyre Centre (up to 20 dwellings).
- 2.5. In addition to this, the Regulation 14 Pre-submission HNP set out support for windfall development on unidentified sites within the built-up area of the parish.
- 2.6. A draft Regulation 14 Pre-Submission HNP and the Sustainability Appraisal (SA) were submitted to MSDC in December 2015 for informal review. Comments were received and the documents were subsequently updated.

- 2.7. The Regulation 14 Pre-submission HNP and accompanying SA were formally published for consultation between 05 January 2016 and 16 February 2016.
- 2.8. Over 200 responses were received from members of the general public or their representatives. Of these, circa 90 supported the HNP, circa 20 made general comments and circa 80 raised concerns/objections with Policy 15: Land to the North of Clayton Mills and Mackie Avenue. Representations were reviewed and considered by the NPWG with appropriate amendments made to the HNP. In addition, meetings were held with key stakeholders to discuss and agree the Submission Plan.
- 2.9. The Regulation 16 Submission Version Plan and associated documents were prepared during April - June 2016. The requisite documents were submitted to MSDC in June 2016. Regulation 16 consultation followed between July - September 2016.
- 2.10. Given the ongoing Examination of the Mid Sussex District Plan (MSDP) at that time, MSDC determined that the Submission Plan should not proceed to Examination.

3. MID SUSSEX DISTRICT PLAN EXAMINATION: 2016 - 2018

- 3.1. The MSDP was submitted to the Secretary of State for independent Examination in August 2016.
- 3.2. Examination hearings were held towards the end of 2016 and in early 2017. Following this, the Inspector issued his interim conclusions on the housing requirement for the District in February 2017. The Inspector considered that both the full OAN of 876 and 150 dpa of Crawley's unmet need can and should be accommodated in the District Plan. This required an increase of some 20% over the figures contained within the Submission District Plan. In addition, the Inspector required greater clarity on the spatial strategy within the MSDP:

'by establishing the approximate number of dwellings expected in each settlement or groups of settlements [and as drafted the Plan] provides inadequate guidance to Neighbourhood Plans ... on the amounts of housing development they should aim to accommodate. Up to now, Neighbourhood Plans have been produced without sufficient guidance of this sort and indeed without the knowledge of the objectively assessed need and housing requirement. Future Plans ... must take account of both the housing requirement and the numbers of new homes expected in each settlement otherwise they could well be at variance with the district's spatial strategy and be unsound themselves.'

- 3.3. In response to the interim conclusions, MSDC prepared a 'Main Modifications' District Plan which was the subject of consultation in October - November 2017. This included the addition of a 'strategic' housing allocation on land north of Clayton Mills, for some 500 dwellings and associated infrastructure.
- 3.4. Following consideration of representations received on the Main Modifications, the Inspector held an additional hearing on the issues relating to the proposed allocation on Monday 5th February 2018.
- 3.5. Representations were made to the Inspector for, and on behalf of, HPC.
- 3.6. The Inspector issued his in March 2018. Notwithstanding the level of objection to the proposed allocation at Clayton Mills, the Inspector concluded that with the recommended Main Modifications, the MSDP satisfies the requirements of Section 20 (5) of the 2004 Act and meets the criteria for soundness in the National Planning Policy Framework (NPPF).

4. MID SUSSEX DISTRICT PLAN: MARCH 2018

- 4.1. The MSDP 2014 - 2031 was subsequently adopted on 28th March 2018. It replaces the Mid Sussex Local Plan 2004 (other than the saved Local Plan policies). It covers the period up to 2031. It does not apply to that part of the District within the South Downs National Park (SDNP).
- 4.2. The MSDP sets out a Vision, which is underpinned by four priority themes that promote the development of sustainable communities. The Strategic Objectives set the framework for how the MSDP will take forward the Vision and apply it to planning matters.
- 4.3. With respect to meeting housing need, the MSDP has established the objectively assessed housing need (OAHN) of the District as 14,892 dwellings over the Plan period. Provision is also made for 1,498 dwellings to ensure unmet need is addressed in the Northern West Sussex Housing Market Area. This results in a District Plan minimum housing requirement over the Plan period of 16,390.
- 4.4. The MSDP will facilitate the delivery of an average of 876 dwellings per annum (dpa) until 2023/24; and thereafter an average of 1,090 dpa between 2024/2025 and 2030/2031, subject to there being no further harm to the integrity of European Habitat Sites in Ashdown Forest.
- 4.5. MSDP Policy DP4, sets out how the Districts OAN will be delivered. This comprises:
 - Strategic development north and north-west of Burgess Hill: 3,500 dwellings;
 - Land north of Clayton Mills: 500 dwellings;
 - Windfall allowance: 450 dwellings; elsewhere in the District, and
 - As allocated through future Neighbourhood Plans and the Site Allocations document: 2,439 dwellings.
- 4.6. The Policy commits MSDC to commencing the preparation of a Site Allocations Development Plan Document (DPD) in 2017 to be adopted in 2020. In addition, the Policy confirms MSDC will review the MSDP, starting in 2021, with submission to the Secretary of State in 2023.
- 4.7. With respect to Neighbourhood Plans, MSDP Policy DP4 sets out the spatial distribution of the housing requirement by reference to settlement categories. The Plan identifies five categories of which Burgess Hill, East Grinstead and Haywards Heath fall within Settlement Category 1 and are required to deliver the majority of the housing requirement over the Plan period.
- 4.8. Hassocks and Keymer fall within Settlement Category 2 (together with Copthorne, Crawley Down, Cuckfield, Hurstpierpoint and Lindfield). It identifies the settlement characteristics and function as “*larger villages acting as Local Service Centres providing key services in the rural area of Mid Sussex. These settlements serve the wider hinterland and benefit from a good range of services and facilities, including employment opportunities and access to public transport*”.
- 4.9. Collectively MSDO Policy DP4 identifies a minimum requirement over the Plan period for Category 2 settlements to provide 3,005 dwellings, with the minimum residual from 2017 onwards (i.e. accounting for existing completions and commitments) of 838 dwellings.

4.10. Policy MSDP DP6 of the MSDP, states outside of defined built-up area boundaries, the expansion of settlements will be supported where:

- The site is allocated in the District Plan, a Neighbourhood Plan or subsequent Development Plan Document or where the proposed development is for fewer than 10 dwellings; and
- The site is contiguous with an existing built up area of the settlement; and
- The development is demonstrated to be sustainable, including by reference to the settlement hierarchy.

5. STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT: SEPTEMBER 2017 - APRIL 2018

5.1. MSDC have committed to preparing a Site Allocations DPD. To inform the preparation of this Document and the Council's Brownfield Land Register, MSDC undertook a "Call for Sites" in September 2017. MSDC requested all sites nominated should be capable of accommodating 5 or more homes, or have a site area of 0.25 hectares or larger.

5.2. MSDC used the sites nominated through this process to prepare a new Strategic Housing and Economic Land Availability Assessment (SHELAA). In April 2018, MSDC published its latest SHELAA.

5.3. With respect to Hassocks, the SHELAA identified a number of potential candidate housing sites within the Parish. It includes sites over and above those already 'committed' for housing and notes that a number of these may be suitable for development in the short, medium and long term.

6. REVISED HASSOCKS NEIGHBOURHOOD PLAN: JUNE 2018

6.1. Following the adoption of the MSDP in March 2018, a meeting took place on 16 May 2018 between representatives of HPC and MSDC Officers to discuss options for proceeding with the HNP.

6.2. At the meeting, Officers made clear MSDC would support the progress of a Neighbourhood Plan in principle. MSDC Officers also confirmed commitment to the preparation of a district wide Site Allocations DPD, which will identify additional housing land in order to meet the residual housing need for the Plan period, which is not yet identified through completions or commitments. MSDC Officers confirmed it is envisaged the Site Allocation DPD will be adopted in circa two years.

6.3. The DPD will include an assessment of a wide range of potential housing sites, focussing on those identified within the SHELAA, in order to meet the housing need in compliance with the spatial distribution set out in Policy DP4 of the MSDP.

6.4. Following the meeting with MSDC Officers, the NPWG met on the 27 June 2018 to discuss the Neighbourhood Plan and future options.

6.5. A background paper was circulated to NPWG Members before the meeting for their consideration. This set three main options in determining if, and how, to proceed with the preparation and adoption of the HNP (see Appendix 1). The options comprised:

- Option 1: Cease preparation of a Neighbourhood Plan (the 'do nothing' scenario);

- Option 2: Resurrect the Submission HNP (June 2016) and amend where necessary and progress (the 'light touch' review scenario); and
- Option 3: Produce a wholly new HNP (the 'comprehensive' review scenario).

6.6. Members of the NPWG considered the options presented. After careful consideration Members rejected Option 1 and Option 3. It was agreed the NPWG would pursue Option 2 to progress the 'light touch' review of the HNP (see Appendix 1, minutes of NPWG meeting on 27 June 2018)

7. NATIONAL PLANNING POLICY FRAMEWORK: JULY 2018

7.1. A revised NPPF was published in July 2018. This sets out the Government's planning policies for England and how these should be applied.

7.2. With respect to implementation, Appendix 1, paragraph 214, confirms the policies in the previous Framework (2012) will apply for the purpose of examining plans (including neighbourhood plans), where those plans are submitted on or before 24 January 2019. Given the projected timeline of the revised HNP, it is envisaged the revised HNP will be examined against the requirements of the NPPF (2018).

7.3. Paragraph 213 states, existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the Framework. Furthermore it states due weight should be given to policies, according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

7.4. Paragraph 15 states the planning system should be genuinely plan-led. In addition, it states, succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings.

7.5. Paragraph 16 states Plans should:

- be prepared with the objective of contributing to the achievement of sustainable development;
- be prepared positively, in a way that is aspirational but deliverable;
- be shaped by early, proportionate and effective engagement between plan makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;
- contain policies that are clearly written and unambiguous, so it is evidence how a decision maker should react to development proposals;
- be accessible through the use of digital tools to assist public involvement and policy presentation; and
- serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in the Framework, where relevant).

7.6. Paragraph 17 states the development plan must include strategic policies to address each local planning authority's priorities for the development and use of land in its area.

- 7.7. Paragraph 20 states strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for:
- housing (including affordable housing), employment, retail, leisure and other commercial development;
 - infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coast change management, and the provision of minerals and energy (including heat);
 - community facilities (such as health, education and cultural infrastructure); and
 - conservation and enhancement of the natural, built and historic environment, including landscape and green infrastructure, and planning measures to address climate change mitigation and adaptation.
- 7.8. Paragraph 29 states neighbourhood planning gives communities the power to develop a shared vision for their area. It confirms neighbourhood plans can shape, direct and help deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. It also states neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.
- 7.9. Paragraph 59 state to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- 7.10. The NPPF, introduces a standard methodology to calculating housing need. The method takes the Government's household growth projections and applies an affordability ratio, comparing local house prices with workplace earnings, to produce a need figure.
- 7.11. Paragraph 60 states to determine the minimum number of homes needed, strategic policies should be informed by a local housing needs assessment, conducted using the standard method in national guidance - unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. It also states in addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount to be planned for.
- 7.12. Paragraph 65 states strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. Once the strategic policies have been adopted, these figures should not need re-testing at the neighbourhood plan examination, unless there has been a significant change in circumstances that affects the requirement.
- 7.13. Para 66 states where it is not possible to provide a requirement figure for a neighbourhood area, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood

planning body. This figure should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority.

8. HASSOCKS NEIGHBOURHOOD PLAN: HOUSING NEED

- 8.1. Since taking the decision to prepare a revised HNP, the NPWG have met on a regular basis to discuss and progress the Plan. As part of this work, the evidence base of the Submission HNP has been reviewed and updated. In addition, the Vision and Strategic Objectives have also been reviewed and updated.
- 8.2. With respect to the planning policies and aims of the Submission HNP, all have been reviewed to ensure conformity with the requirements of the NPPF and the MSDP.
- 8.3. The housing chapter has been subject to review. The Submission HNP comprised the following policies:
- Policy 13: Housing Allocations
 - Policy 14: Hassocks Golf Club
 - Policy 15: Land to the North of Clayton Mills and Mackie Avenue
 - Policy 16: National Tyre Centre
 - Policy 17: Windfall Development
 - Policy 18: Housing Mix
 - Policy 19: Affordable Housing
 - Policy 20: Reuse of Rural Buildings for Residential Use
- 8.4. Set out below is a summary discussion of the policies, as well as a recommendation on whether policies and aims require: removal; substantial amendment, or whether they can be carried forward without amendment.
- 8.5. Following a meeting of the NPWG on the 04 October 2018 and 01 November 2018 (See Appendix 2 for minutes of meetings), the paper includes the decisions of the NPWG and confirms the policies and aims of the housing chapter of the revised HNP.

Policy 13: Housing Allocations

- 8.6. Paragraph 37 of the NPPF, states neighbourhood plans must meet certain 'Basic Conditions' and other legal requirements before they can come into force.
- 8.7. Neighbourhood plans are tested through an independent examination. Those neighbourhood plans which meet the Basic Conditions are put to a referendum and where successful are subsequently "made" to form part of the statutory development plan.

- 8.8. The Basic Conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. The Basic Conditions are:
- Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan).
 - Having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order. This applies only to Orders.
 - Having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order. This applies only to Orders.
 - The making of the order (or neighbourhood plan) contributes to the achievement of sustainable development.
 - The making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
- 8.9. In light of the requirement for neighbourhood plans to be in general conformity with the strategic policies of the MSDP, in considering Policy 13: Housing Allocation, particular regard has been had to MSDP Policy DP4 and DP6.
- 8.10. MSDP Policy DP4:Housing sets out the spatial distribution of the housing requirement by reference to settlement categories. Hassocks is identified as a Category 2 settlement. Collectively with other Category 2 settlements, the settlements are to provide 3,005 dwellings, with the minimum residual from 2017 onwards (i.e. accounting for existing completions and commitments) of 838 dwellings.
- 8.11. MSDP Policy DP6:Settlement Hierarchy sets out support for development within towns and villages with defined built-up area boundaries. The Policy requires outside of the defined built-up area boundaries, the expansion of settlements will be supported where
- The site is allocated in the District Plan, a Neighbourhood Plan or subsequent Development Plan Document or where the proposed development is for fewer than 10 dwellings; and
 - The site is contiguous with an existing built up area of the settlement; and
 - The development is demonstrated to be sustainable, including by reference to the settlement hierarchy.
- 8.12. With respect to the Neighbourhood Plan Strategy, the MSDP provides clarity between the District housing requirement and the role of individual Neighbourhood Plans in meeting this. It shows the minimum residual amount of development for each settlement over the rest of the MSDP period, as at April 2017.
- 8.13. For Hassocks, the MSDP sets out:
- A minimum requirement of 882 dwellings to be delivered over the Plan Period (based on stepped trajectory);

- A minimum requirement of 519 dwellings to be delivered up to 2023/24 (based on 876 dpa);;
- The number of completions and commitments, as at 1 April 2017, amounts to 882 dwellings¹; and
- In light of the number of commitments and completions in Hassocks, the minimum residual number of dwellings to be delivered from 2017 onwards is zero.

8.14. The revised NPPF makes clear that strategic policy-making authorities should establish a housing requirement figure for designated neighbourhood areas². Whilst this post-dates the MSDP, the District Plan Inspector required a similar exercise be undertaken as part of the preparation of the MSDP³. This resulted in the terms of policy MSDP DP4: Housing, and the supporting text, including the Table on page 36 of the MSDP.

8.15. As a result, the MSDP has set out a housing requirement figure for the HNP. This notes a minimum requirement figure of 882 dwellings over the Plan period.

8.16. It is noted that this number is substantially higher than any of the other settlements that are identified at Category 2 in the settlement hierarchy⁴.

8.17. Furthermore, it is noted that this housing requirement figure is met by the level of existing Commitment and Completions as at April 2017 including the strategic site allocation on land north of Clayton Mills (MSDP Policy DP11).

8.18. In light of the above, it was considered that there is no requirement to make an allocation provisions for additional residential development within the Parish over the HNP period.

8.19. The NPWG concluded, at their meetings on the 04 October 2018 and 01 November 2018 (See Appendix 2 for minutes of meetings), that there is no requirement to make an allocation provision for additional residential development and therefore a policy to detail site specific allocations for housing is not required. The NPWG does however, support the delivery of further windfall development within the Parish, subject to compliance with policies in the HNP.

Policy 17: Windfall Development

8.20. Since the start of the MSDP period, and notwithstanding the strategic allocation, Hassocks has experienced significant growth. A number of planning permissions have been granted and include 16 dwellings at Stafford House⁵; 130 dwellings at Hassocks Golf Club⁶; and 129 dwellings on land west of London Road.

¹ 882 includes strategic allocation to the north of Clayton Mills

² see paragraph 65 of NPPF 2018

³ see J Bore letter of 20th February 2017

⁴ see Policy 6: Settlement Hierarchy of the MSDP and Table on page 26 of the MSDP

⁵ DM/15/3309

⁶ DM/16/1775

- 8.21. In line with the NPPF, HPC wish to plan positively for the future of the Parish. Therefore, and in line with MSDP DP6 it was recommended it was considered the HNP could support further windfall development within and outside of the built-up area boundary subject to the criteria of MSDP DP6, and other relevant policies in the HNP.
- 8.22. In light of this, the NPWG agreed Policy 17: Windfall is amended to reflect the requirements of MSDP Policy DP6 to support development within and outside of the built-up area boundary of Hassocks (subject to criteria).
- 8.23. It is anticipated that this will bring forward further residential development over the plan period, in excess of the existing level of completions/ commitments set out in the MSDP, identified as the minimum requirement over the MSDP period.
- 8.24. The NPWG concluded, at their meeting on 04 October 2018 and 01 November 2018 (See Appendix 2 for minutes of meetings), to include a policy within the HNP to support residential development within and adjoining the built-up area boundary of Hassocks.
- 8.25. The NPWG agreed the Policy is updated to read:

Policy X: Residential development within and adjoining the built-up area boundary of Hassocks

Development proposals for residential development on unidentified sites within the defined built-up area of Hassocks will be support where proposals:

1. Are of an appropriate nature and scale; and
2. Positively respond to the character and function of the area.

Development proposals for residential development outside of the built-up area of Hassocks will be supported where:

1. The proposed development is for fewer than 10 dwellings; and
2. The site is contiguous with an existing built-up area of the settlement; and
3. The site is outside of the identified Local Gap and South Downs National Park; and
4. The development is demonstrated to be sustainable, including by reference to Hassock's position in the settlement category hierarchy of MSDP Policy DP6.

Policy 14: Hassocks Golf Club

- 8.26. The previous Submission HNP allocated land at Hassocks Golf club for up to 130 residential units and a 9 hole golf course facility subject to a number of criteria (Policy 14).
- 8.27. An application to comprehensively redevelop the site for up to "130 residential units, replacement golf clubhouse and new driving range, new golf holes and associated infrastructure was submitted in April 2016 and subsequently approved by MSDC in June 2017⁷.

⁷ DM/16/1775

- 8.28. Since the granting of planning permission, a further application for the redevelopment of the site comprising of 165 residential units has been submitted to MSDC⁸. This application is currently under consideration.
- 8.29. Given the principle of development has been established on the site through the grant of planning permission. The NPWG consider any future application(s) on the site should be developed in line with the Vision and Strategic Objectives of the HNP.
- 8.30. The NPWG concluded, at their meeting on 04 October 2018 and 01 November 2018 (See Appendix 2 for minutes of meetings), to include a policy within the HNP to support the development of the site in line with the Vision and Strategic objectives of the HNP.
- 8.31. The NPWG agreed the Policy is updated to read:

Policy X: Hassocks Golf Club

Development proposals on land at Hassocks Golf Club (as identified on the Proposals Map) will be supported where proposals:

1. Do not extend into the Gap (as identified on the Proposals Map);
2. Protect ancient woodland;
3. Allow for the retention of existing mature trees and hedges;
4. Protect and do not adversely affect heritage assets, including Friars Oak House and its rural setting;
5. Provide a suitable mix of dwelling types and sizes to meet the needs for current and future households;
6. Protect the amenity of existing residential properties bordering the site;
7. Provide a mix of high quality formal and informal open space;
8. Have a financial fund to provide for the maintenance of the public open space for not less than 20 years;
9. Provide land to the west of Belmont Recreation Ground for formal/informal open space; and
10. Provide suitable access and parking.
11. Maximise opportunities to facilitate and provide the increased use of alternative means of transport to private non-carbon fueled vehicles.

Policy 15: Land to the north of Clayton Mills and Mackie Avenue

- 8.32. The previous Submission HNP allocated land to the north of Clayton Mills and Mackie Avenue for up to 140 units.
- 8.33. As part of the MSDP Examination, MSDC were directed to undertake further work to identify sites or broad areas of land for potential development in order to meet the minimum housing requirement for the MSDP period. The MSDP, subsequently allocated part of the site and further land to the north, for 500 dwellings and associated infrastructure, including a new primary school (MSDP Policy DP11).

⁸ DM/18/2616

- 8.34. HPC made representations to the MSDP Inspector, setting out strong objections to the proposed allocation of 500 dwellings and associated infrastructure. Notwithstanding this, the Inspector concluded that the site should be allocated.
- 8.35. The allocation has established the principle of development of the site. The NPWG consider any future application(s) on the site should be developed in line with the Vision and Strategic Objectives of the HNP.
- 8.36. The NPWG concluded, at their meeting on 04 October 2018 and 01 November 2018 (See Appendix 2 for minutes of meetings), to include a policy within the HNP to support the development of the site in line with the Vision and Strategic objectives of the HNP. With respect to the provision of a School at the site, the NPWG agreed to update Policy 12 of the Submission HNP to support the provision of a two-form entry primary school within the Parish.
- 8.37. The NPWG agreed the Policy is updated to read:

Policy X: Land to the north of Clayton Mills and Mackie Avenue

Development proposals on land Clayton Mills and Mackie Avenue (as identified on the Proposals Map of the MSDP) will be supported where proposals accord with MSDP Policy 11.

To ensure the site is developed in line with the Vision and Strategic Objectives of the HNP, HPC will support proposals which:

1. Do not extend into the Gap (as identified on the Proposals Map);
2. Provide a greenspace buffer on the northern periphery of the site to form a defensible boundary and to prevent coalescence with Burgess Hill;
3. Transfer land within the greenspace buffer to the Parish Council;
4. Protect the amenity of existing residential properties bordering the site;
5. Provide a suitable mix of dwelling type and sizes to meet the needs of current and future households;
6. Protect the amenity of existing Public Rights of Way within and adjacent to the site;
7. Do not detract from, or cause detriment to, the special qualities and tranquility of the South Downs National Park (in line with HNP Policy X: South Downs National Park);
8. Protect the setting of the nearby heritage asset;
9. Protect existing open space to the south of the strategic allocation;
10. Provide a mix of high quality formal and informal open space;
11. Provide suitable access and parking arrangements; and
12. Maximise opportunities to facilitate and provide the increased use of alternative means of transport to private non-carbon fueled vehicles.

Policy 16: National Tyre Centre

- 8.38. The previous Submission HNP allocated the National Tyre Centre for up to 20 residential units.
- 8.39. In response to the Regulation 14 Pre-submission consultation, the Environment Agency confirmed, updated flood mapping, identified the site in Flood Zone 3. In light of this, the Environment Agency recommended the Sequential Test was undertaken to ensure development is directed to the areas of lowest flood risk.
- 8.40. In response to the Regulation 16 Submission consultation, the Environment Agency continued to raise concern with the proposed allocation. The Environment Agency considered the flood risk associated with the site warranted further consideration. In addition, the Environment Agency raised concern that the Sequential Test had not been passed.
- 8.41. In an endeavour to overcome these flood risk concerns, MSDC, with the support of the NPWG, prepared a Sequential Test background paper to demonstrate the site could be made safe from flooding and would not increase flood risk elsewhere.
- 8.42. In order to inform the Sequential Test, the Environment Agency recommended a technical assessment of the perceived flood risk associated with the site was undertaken. The landowner of the site was contacted and asked to commission this work to support the proposed allocation. In response to this request, the landowner confirmed he did not wish to commission a technical assessment.
- 8.43. In light of the outstanding objection from the Environment Agency and confirmation from the landowner that no flood risk assessment would be commissioned, the NPWG agreed at their meeting on the 20 September 2018, the site should not be considered further for allocation in the revised HNP.
- 8.44. The NPWG is conscious the site forms a focal point in Hassocks village centre as the forecourt facilitates a community market which provides local economic and social benefits.
- 8.45. The Submission HNP proposed to include Aim 3: Village Centre which sought to support proposals that would enhance the character and sense of place of the centre of Hassocks. In light of the social and economic benefits which the development of village centre sites can bring, the NPWG concluded, at their meeting on 04 October 2018 that Aim 3 should be upgraded to a planning policy (See Appendix 2 for minutes of meeting).
- 8.46. It was agreed the planning policy will support development proposals which will positively enhance the central retail and commercial area of Hassocks. It is considered possible that development brought forward with this policy could include the Tyre Centre.

Policy 18: Housing Mix

- 8.47. The NPWG discussed the objectives of Policy 18 at their meeting on 20 September 2018.
- 8.48. In light of the requirements of MSDP Policy DP30, the NPWG agreed to update the policy to reflect the wider needs of the Parish and to ensure the policy aligned with MSDP Policy DP30.
- 8.49. The NPWG agreed the Policy is updated to read:

Policy X: Housing Mix

Development proposals which provide a mix of dwelling types and sizes to meet the needs of different groups will be supported.

Policy 19: Affordable Housing

- 8.50. The NPWG discussed the objectives of Policy 19, the requirements of the NPPF and MSDP Policy DP31 at their meeting on 20 September 2018.
- 8.51. It was considered, Policy 19 should have a local flavour and prioritise those with a local connection when affordable housing is sought. In order to achieve this objective, the NPWG agreed the policy should be updated to set out how a local connection can be demonstrated.
- 8.52. The NPWG concluded, at their meeting on 04 October 2018 and 01 November 2018 (See Appendix 2 for minutes of meetings), to include a policy within the HNP to support and prioritise those with local connection when affordable housing is sought
- 8.53. The NPWG agreed the Policy is updated to read:

Policy X: Affordable Housing

Residential development proposals should provide a mix of affordable housing sizes, types and tenures aligned to meet the needs of the Parish.

Any development bringing forward affordable housing will need to demonstrate the following criteria to ensure those with a local connection have priority.

In order to demonstrate a local connection such individual will need to demonstrate:

1. A member of their household has a parent, adult child, brother or sister whose only or principal home is and has been for a continuous period of not less than three years in the Parish of Hassocks and wishes to be nearer that relative or
2. They are, or have been, permanently employed in the Parish of Hassocks for a continuous period of not less than three years.

Policy 20: Reuse of Rural Buildings for Residential Use

- 8.44. The NPWG discussed the objectives of Policy 20 at their meeting on 4 September 2018.

8.55. Given the policy requirements of DP15: New Homes in the Countryside, it was agreed the Policy was no longer required and should be deleted.

Additional Policy: Policy X: Land to the west of London Road

8.56. The previous Submission HNP proposed to allocated a number of green spaces both within and around the built areas of the Parish that met the requirements of the NPPF. Policy 3 proposed to allocate Land at the Ham⁹ (LGS2) as a Local Green Spaces.

8.57. Notwithstanding this an application for residential development for 97 dwellings on land west of London Road¹⁰ was submitted to MSDC in November 2013. The application was refused in May 2014; and was the subject of an appeal which was dismissed in March 2015. However, this decision was challenged in the High Court and was subsequently quashed in February 2016. The appeal was therefore the subject of re-determination by the Secretary of State (SoS).

8.58. The Government appointed Inspector held a Public Inquiry in August 2016. HPC made representations at the Public Inquiry setting out strong objections to the proposed development. Notwithstanding the SoS allowed the appeal and planning permission was granted in March 2017¹¹.

8.59. Since this granting of permission for 97 residential units, a subsequent application for residential development for 129 dwellings and associated infrastructure was submitted to MSDC in October 2017. The application was approved in July 2018¹².

8.60. The principle of development on this site has been established through the granting of planning permission. The NPWG consider any future application(s) on the site should be developed in line with the Vision and Strategic Objectives of the HNP.

8.61. The NPWG concluded, at their meeting on 04 October 2018 and 01 November 2018 (See Appendix 2 for minutes of meetings), to include a policy within the HNP to support the development of the site in line with the Vision and Strategic objectives of the HNP.

8.62. The NPWG agreed the Policy is updated to read:

⁹ Also known as land to the west of London Road

¹⁰ DM/13/03818

¹¹ APP/D3830/W/14/2226987

¹² DM/17/4307

Policy X: Land west of London Road

Development proposals on land west of London Road (as identified on the Proposals Map) will be supported where proposals accord with the Vision and Strategic Objectives of the HNP.

HPC will support proposals which:

1. Do not extend into the Gap (as identified on the Proposals Map);
2. Provide a suitable mix of dwelling types and sizes to meet the needs for current and future households;
3. Protect the amenity of existing residential properties bordering the site;
4. Provide a greenspace buffer on the western periphery of the site to form a defensible boundary and to prevent coalescence with Hurstpierpoint;
5. Provide a mix of high quality formal and informal open space
6. Have a financial fund to provide for the maintenance of the public open space for not less than 20 years;
7. Do not have an unacceptable adverse effect upon air quality within the Air Quality Management Area;
8. Provide suitable access and parking; and
9. Maximise opportunities to facilitate and provide the increased use of alternative means of transport to private non-carbon fueled vehicles.

9. SUMMARY

- 9.1. MSDC and the SDNPA approved the designation of Hassocks parish as a Neighbourhood Plan Area in July 2012. Since this time, HPC have progressed and prepared the HNP.
- 9.2. The HNP was subject to Regulation 14 Pre-Submission in January 2016 and Regulation 16 Submission consultation in June 2016.
- 9.3. In light of feedback from the ongoing examination of the Mid Sussex District Plan (MSDP), in particular with respect to the overall level of housing need, MSDC determined that the Submission HNP should not proceed to Examination, progress of the HNP was paused, pending the final adoption of the MSDP, which occurred in March 2018.
- 9.4. Following this, and in light of a meeting with MSDC Officers, the NPWG met on the 27 June 2018 to discuss the HNP and future options. It was agreed the NPWG would progress a 'light touch' review of the HNP.
- 9.5. The NPPF confirms neighbourhood planning gives communities the power to develop a shared vision for their area and to shape, direct and help deliver sustainable development. Furthermore it confirms neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.

- 9.6. Paragraph 20 states strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for amongst other matters housing.
- 9.7. The NPPF, introduces a standard methodology to calculating housing need. The method takes the Government's household growth projections and applies an affordability ratio, comparing local house prices with workplace earnings, to produce a need figure.
- 9.8. The MSDP was adopted by MSDC in March 2018. The NPPF confirms existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the Framework.
- 9.9. The MSDP sets out a Vision, Strategic Objectives, established the OAHN and sets out planning policies against which application will be determined. With respect to housing, the OAHN of the District is 14,892 dwellings plus provision for 1,498 dwellings to ensure unmet need is addressed in the Northern West Sussex Housing Market Area. This results in a District Plan minimum housing requirement over the Plan period of 16,390.
- 9.10. The MSDP seeks to facilitate the delivery of an average of 876 dwellings per annum (dpa) until 2023/24; and thereafter an average of 1,090 dpa between 2024/2025 and 2030/2031, subject to there being no further harm to the integrity of European Habitat Sites in Ashdown Forest.
- 9.11. The Districts OAN will be delivered through strategic development north and north-west of Burgess Hill: 3,500 dwellings; strategic development on land north of Clayton Mills: 500 dwellings; windfall allowance: 450 dwellings; elsewhere in the District, and as allocated through future Neighbourhood Plans and the Site Allocations document: 2,439 dwellings.
- 9.12. With respect to Neighbourhood Plans, Policy DP4 sets out the spatial distribution of the housing requirement by reference to settlement categories. Hassocks and Keymer fall within Settlement Category 2 (together with Copthorne, Crawley Down, Cuckfield, Hurstpierpoint and Lindfield). Policy DP4 identifies a minimum requirement over the Plan period for Category 2 settlements to collectively provide 3,005 dwellings, with the minimum residual from 2017 onwards (i.e. accounting for existing completions and commitments) of 838 dwellings.
- 9.13. In light of the number of commitments and completions in Hassocks, the minimum residual number of dwellings to be delivered from 2017 onwards is zero.
- 9.14. The NPWG have met regularly since June 2018 to discuss and progress the revised HNP. As part of this work the evidence base; Vision and Strategic Objectives; and planning policies and aims have been reviewed.
- 9.15. The housing chapter of the Submission HNP has also been reviewed to determine whether further allocations are required in the HNP and whether policies can be rolled forward, updated and/or removed from the revised HNP.
- 9.16. For the reasons set out above the following provides a summary of the amendments which have been agreed by the NPWG .

Submission HNP Policy	Comment
Policy 13: Housing Allocations	NPWG agreed the Policy is deleted.
Policy 14: Hassocks Golf Club	The NPWG agreed to updated the policy to acknowledge the principle of development has been established on the site and to ensure the site is developed in line with the Vision and Strategic Objectives of the HNP.
Policy 15: Land to the north of Clayton Mills and Mackie Avenue	The NPWG agreed Policy 15: Land to the north of Clayton Mills and Mackie Avenue should be updated to: acknowledge the strategic allocation of the site; the policy requirements of MSDP 11; and to ensure the site is developed in line with the Vision and Strategic Objectives of the HNP.
Policy 16: National Tyre Centre	The NPWG agreed in light of the outstanding objection from the Environment Agency and confirmation from the landowner that no flood risk assessment would be commissioned, the site should not be considered further for allocation. The NPWG therefore agreed Policy 16 should not be included in the revised HNP.
Policy 17: Windfall	The NPWG agreed Policy 17: Windfall should be amended to reflect the requirements of MSDP Policy DP6 to support development within and outside of the built-up area boundary of Hassocks (subject to criteria).
Policy 18: Housing Mix	The NPWG agreed in light of the requirements of MSDP Policy DP30, to update the policy to reflect the wider needs of the Parish and to ensure the policy aligned with MSDP Policy DP30.
Policy 19: Affordable Housing	NPWG agreed Policy 19 should have a local flavour and prioritise those with a local connection when affordable housing is sought. In order to achieve this objective, the NPWG agreed the policy should be updated to set out how a local connection can be demonstrated.
Policy 20: Reuse of Rural Buildings for Residential Use	In light of MSDP Policy 15: New Homes in the Countryside, NPWG agreed Policy 20 not to be included in the revised HNP.
Additional Policy to support the development of land west of London Road	The NPWG agreed to include an additional policy with respect to land to the west of London Road to: acknowledge the principle of development has been accepted on the site through the granting of planning permission; and to ensure the site is developed in line with the Vision and Strategic Objectives of the HNP.

APPENDIX 1

(Supporting Papers and Minutes of Hassocks
Neighbourhood Plan Working Group, 27 June
2018)

Hassocks Neighbourhood Plan Working Group Meeting Wednesday 27th June 2018
Options for progressing production of the
Hassocks Neighbourhood Plan

Purpose

The purpose of this report is to set out options for progressing the Hassocks Neighbourhood Plan, for consideration by the Neighbourhood Plan Working Group (NPWG). The report has been prepared in light of the pause on progress of the Neighbourhood Plan in late 2016 by Mid Sussex District Council; the more recent adoption of the Mid Sussex District Plan 2014 - 2031 in March 2018; and following a meeting with Officers of Mid Sussex District Council on 16th May 2018.

The report sets out three potential options. These are (1) cease preparation of a Neighbourhood Plan (the 'do nothing' scenario); (2) resurrect the June 2016 Submission Version Plan and amend where necessary (the 'light touch' review scenario); and (3) produce a wholly new Neighbourhood Plan (the 'comprehensive' review scenario).

Background to the Preparation of the Neighbourhood Plan

As Members will recall, preparation of the Hassocks Neighbourhood Plan commenced in earnest in Spring 2014 via the distribution of a questionnaire to local residents which detailed a proposed vision and set of proposed objectives. This was followed by a public exhibition which took place in September 2014. A further public consultation took place in January 2015 where residents were invited to offer views on a range of potential new housing sites. A similar further public consultation took place in July 2015. This led to an Extraordinary General Meeting of the Parish Council in September 2015 where decisions were made on housing need, housing site allocations, and designation of Local Green Space. A subsequent Regulation 14 'Pre-Submission' Hassocks Neighbourhood Plan was the subject of formal consultation in early 2016. Following feedback, a Regulation 16 Submission Version Plan was submitted to Mid Sussex District Council in June 2016; whom undertook statutory consultation between July - September 2016.

The Neighbourhood Plan noted the Parish Council's resolution that there was need for additional housing over the Plan period up to 2031 of some 210 - 270 dwellings. Reflecting this, the Neighbourhood Plan contained housing allocations for three sites comprising Hassocks Golf Club (up to 130 dwellings); land north of Clayton Mills (up to 140 dwellings); and the National Tyre Centre (up to 20 dwellings). In addition to this, the Plan set out support for windfall development on unidentified sites within the built-up area of the parish and noted that this form of development had delivered a strong supply of housing over recent years, equating to an average of some 10 dwellings per annum.

By letter dated 19th April 2017, the Local Planning Authority advised that the District Council considered that the Neighbourhood Plan should not proceed to Examination at that time. The District Council advised that progress should be paused to *'wait for the [District] Council to arrive at agreed [housing] figures for the overall requirement and for individual Neighbourhood Plan areas.'*

The Emerging Mid Sussex District Plan

The pause in the District Council's progress of the Hassocks Neighbourhood Plan was substantively due to matters arising from the preparation of the then emerging Mid Sussex District Plan 2014 - 2031.

The District Plan had been submitted to the Secretary of State for independent Examination in August 2016. Hearings were held toward the end of 2016 and in early 2017. This culminated in a letter from the Inspector dated 20th February 2017, which set out interim conclusions on the housing requirement for the district and required an increase of some 20% over the figures contained within the Submission District Plan.

Furthermore, the Inspector required greater clarity on the spatial strategy within the District Plan *'by establishing the approximate number of dwellings expected in each settlement or groups of settlements [and as drafted the Plan] provides inadequate guidance to Neighbourhood Plans ... on the amounts of housing development they should aim to accommodate. Up to now, Neighbourhood Plans have been produced without sufficient guidance of this sort and indeed without the knowledge of the objectively assessed need and housing requirement. Future Plans ... must take account of both the housing requirement and the numbers of new homes expected in each settlement otherwise they could well be at variance with the district's spatial strategy and be unsound themselves.'*

In response to this, the District Council prepared a 'Main Modifications' District Plan which was the subject of consultation in October - November 2017. This included the addition of a 'strategic' housing allocation on land north of Clayton Mills, for some 500 dwellings and associated infrastructure.

A significant quantum of objection was submitted to this proposed allocation, including by Hassocks Parish Council. This culminated in a re-opening of the Hearing into the District Plan on Monday 5th February 2018, where representations were made to the Inspector for, and on behalf of, Hassocks Parish Council.

Notwithstanding this objection to the allocation, the Inspector concluded in his report on the Examination of the District Plan dated 12th March 2018 that the proposed allocation was 'sound.'

On this basis, the Mid Sussex District Plan 2014 - 2031 was adopted on 28th March 2018.

This sets an objectively assessed need for housing within the district over the Plan period of 14,892 dwellings together with a requirement of 1,498 dwellings to contribute to the unmet need of Crawley's housing requirements. This provides an overall minimum district housing requirement over the Plan period of 16,390 dwellings. This requires that the Plan delivers an average of 876 dwellings per annum (DPA) until 2023/2024, and thereafter an average of 1,090 DPA up to 2030/2031, subject to there being no further harm to the integrity of the European Habitat Sites in Ashdown Forest.

Taking account of completions and commitments (including land north of Clayton Mills for 500 dwellings) together with an allowance for windfall, Policy DP4 of the Plan notes there is a requirement to allocate a further 2,439 dwellings through future Neighbourhood Plans and Site Allocations Development Plan Documents.

The spatial distribution of the housing requirement is made by reference to settlement category. The Plan identifies five categories of which Burgess Hill, East Grinstead and Haywards Heath fall within Settlement Category 1 and are required to deliver the majority of the housing requirement over the Plan period. Hassocks and Keymer fall within Settlement Category 2 (together with Copthorne, Crawley Down, Cuckfield, Hurstpierpoint and Lindfield). Collectively Policy DP4 identifies a minimum requirement over the Plan period for these settlements to provide 3,005 dwellings, with the minimum residual from 2017 onwards (i.e. accounting for existing completions and commitments) of 838 dwellings.

The Table that follows Policy DP6 *'gives clarity between the district housing requirement and the role of individual Neighbourhood Plans in meeting this ... [and] ... shows the minimum residual amount of development for each settlement over the rest of the Plan period, as at April 2017.'* This notes that the minimum requirement over the Plan period for Hassocks is 882 dwellings with a minimum requirement up to 2023/2024 of 519 dwellings. The Table notes that having regard to commitments and completions as at 1st April 2017, Hassocks has identified land for 882 dwellings. This results in the absence of any additional minimum residual requirement from 2017 onwards.

Strategic Housing and Economic Land Availability Assessment

In April 2018, the District Council published its latest Strategic Housing and Economic Land Availability Assessment (SHELAA). This identifies a number of potential candidate housing sites within Hassocks. It includes sites over and above those already 'committed' for housing and notes that a number of these may be suitable for development in the short, medium and long term.

Meeting with Mid Sussex District Council

Following the adoption of the District Plan, a meeting took place between representatives of the Parish Council and Officers of the District Council on 16th May 2018 to discuss options for proceeding with the Neighbourhood Plan. The District Council made clear that they would now support progress of the Neighbourhood Plan in principle.

The District Council also made clear that they are committed to the preparation of a district wide Site Allocations Development Plan Document. This will seek to identify additional housing land in order to meet the residual housing need for the Plan period, and not yet identified through completions or commitments. At this stage, their intention is for this Plan to be adopted in circa two years. This would include an assessment of a wide range of potential housing sites, focussing on those identified within the SHELAA, in order to meet the housing need in compliance with the spatial distribution set out in Policy DP4 of the District Plan.

Options for the Hassocks Neighbourhood Plan

In light of the above, it is considered that there are three main options in determining if, and how, to proceed with the preparation and adoption of the Hassocks Neighbourhood Plan. These are:

- Cease preparation of a Neighbourhood Plan (the 'do nothing' scenario);
- Resurrect the June 2016 Submission Version Plan and amend where necessary and progress (the 'light touch' review scenario); and
- Produce a wholly new Neighbourhood Plan (the 'comprehensive' review scenario).

Each of these is considered below.

Option 1 - The 'Do Nothing' Scenario

Whilst work on preparing a Hassocks Neighbourhood Plan has progressed through its statutory regulatory processes culminating in the submission of a 'Regulation 16' version of the Plan to the District Council in June 2016, this cannot now progress to Examination. The level of housing need contained within this Plan is significantly below that which has been identified, and been committed to, within the now adopted District Plan. On this basis, the Plan would not comply with one of the Basic Conditions in that it would not be in 'general conformity' with the higher tier District Plan.

Notwithstanding this, there is no obligation on the Parish Council to progress a revised/new Plan. In this 'do nothing' scenario, future planning applications would be determined against the policies of the existing Development Plan. Existing completions, grants of extant planning permission, and the allocation of land for 500 homes north of Clayton Mills, meets the minimum housing requirement within the parish of Hassocks as set out in the District Plan.

It is possible, that through the preparation of the district wide Site Allocations Development Plan Document that additional housing may be considered to be allocated within the parish. Representations to such an emerging Plan or future planning applications would be determined against the district wide Plan (and future Site Allocations DPD).

The Parish Council would be able to make representations to such a draft Development Plan/ application at the relevant time. However, aspirations for the vision of the parish, for example such as gaps, contained within the draft Neighbourhood Plan, would have no statutory provision and therefore carry little weight.

Option 2 - The 'Light Touch' Review Scenario

For the reasons identified above, the 'Submission Version' Neighbourhood Plan cannot be progressed toward Examination. Nonetheless, the Plan, and the evidence base that underpins it is significant, and much remains relevant in the eventuality that a decision is made to progress the preparation of a Neighbourhood Plan.

Under this option, the evidence base and Plan would be reviewed, and policies that remain relevant, or could be updated with relatively modest additional evidence gathering/ amendment would be identified. This would enable the expedient production of a further iteration of the Neighbourhood Plan.

Under this option, the housing need of the parish would not be reviewed. Instead, reliance would be wholly placed upon the policies for housing contained at a district level. This approach would apply to the future Site Allocations DPD. At this stage, it is conceivable that this would identify future land for housing.

Under this option, a revised Plan would need to be the subject of further statutory consultation for two, six week periods (the Regulation 14 and Regulation 16 consultations). There would also need to be some additional evidence gathering, and this would be determined through a review of the existing evidence base, set against changes in circumstances since these were prepared. At this stage, it is estimated that a Regulation 14 Plan could be ready for consultation in circa four months, with a Referendum in circa twelve months, if matters progressed expeditiously.

Option 3 - The 'Comprehensive' Review Scenario

Under this option the existing Plan would be reviewed and comprehensively updated. The substantive difference between this and Option 2, would be the intent to undertake a review of housing need, and potential candidate housing sites for potential allocation. This would be based upon those sites identified for consideration in the SHELAA (April 2018) together with any other sites submitted for consideration by landowners and their Agents.

Under this option, preparation of the Plan would have greater time and resource implications in comparison to Option 2. As Members will recall, the identification and consideration of housing sites must be by reference to extensive public consultation.

The merit of this would need to be considered against the potential independence of the housing requirements in a 'made' Neighbourhood Plan, which would then need to be given due consideration by the District Council in any future Site Allocations DPD over the same Plan period.

Due to the implications of this housing appraisal work, it is estimated that production of the Plan would take up to twelve months more than Option 2 (i.e. some 24 months), with this extra time focussed on the initial evidence gathering and stakeholder engagement.

Community Infrastructure Levy (CIL)

Mid Sussex District Council have advised they are intending to progress work on a Community Infrastructure Levy Charging Schedule, which will set out the charging rates for, amongst other things, new housing developments. A timetable for this work to be undertaken has yet to be agreed by the district.

Once in place the CIL may be payable on development which creates net additional floorspace, where the gross internal area of new build is 100sqm or more. The levy rates will be determined by the District Council and agreed through the Examination of the Charging Schedule.

In line with national policy guidance, 15% of CIL charging authority receipts are passed to those Parish Councils where development has taken place. Where chargeable development takes place within the local council area, up to £100 per existing council tax dwelling can be passed to the Parish Council each year to be spent on local priorities. ¹

Where a Neighbourhood Plan is 'made', 25% of the levy revenues arising from the development that takes place in their area should be paid to the Parish Council. This amount is not subject to an annual limit. For this to apply, the Neighbourhood Plan must have been made before a relevant planning permission first permits development.

Where there is a Neighbourhood Plan in place, charging authorities can choose to pass on more than 25% of the levy. Guidance advises the wider spending powers that apply to the neighbourhood funding element of the levy will not apply to any additional funds passed to a Parish Council. Those additional funds can only be spent on infrastructure as defined in the Planning Act 2008 for the purposes of the levy. ²

¹ National Planning Policy Guidance: Paragraph: 072 Reference ID: 25-072-20140612

² National Planning Policy Guidance: Paragraph: 072 Reference ID: 25-072-20140612

The Act, identifies infrastructure as: roads and other transport facilities, flood defences, schools and other educational facilities, medical facilities, sporting and recreational facilities and open space.

Summary

Whilst acknowledging the significant hard work and progress in preparing the previous version of the Hassocks Neighbourhood Plan, the more recent conclusions of the District Plan Examiner and adoption of the District Plan means that the Neighbourhood Plan, in its current form, cannot be progressed to Examination. In light of this, it is considered there are three main options.

One of these is to conclude there is insufficient merit in progressing the Neighbourhood Plan; and instead, reliance would be placed wholly on the existing and future District Development Plan Documents to guide and determine development in the parish up to 2031.

If it is concluded there is merit in proceeding with a revised Neighbourhood Plan, it is considered there are two main alternative options. The first would be to undertake a 'light touch' review whereby the existing Neighbourhood Plan is assessed, and changes made to allow a Plan to progress expeditiously. Integral to this decision will be the omission of a determination on parish housing need (in either support or a variation of district conclusions) and/or additional allocation of housing sites.

If it is concluded that a more comprehensive review of the Plan is to be undertaken, this could include an assessment of housing need and potential site allocations. This would need to be in general conformity with the District Plan, and once adopted could assist in guiding future decisions at a district level on housing need/allocations up to 2031.

Under Option 1, any future CIL receipts liable to the parish would be set at 15%, with caps per property, whilst under Options 2 and 3, the limit would be 25%, with no upper limit cap.

ASSOCKS PARISH COUNCIL

Minutes of the Meeting of the **Neighbourhood Plan Working Group** on 27th June 2018 at 7.30 pm in the Council Chamber, Parish Centre, Adastra Park, Hassocks.

Attendees: Parish Councillors Bill Hatton, Ian Weir, Judith Foot, Mark Higgins

Dowsett Mayhew Consultants: Dale Mayhew (Dowsett Mayhew)
Visiting Parish Members: Cllr Jane Baker and Cllr Peter Gibbons

Parish Clerk: Ian Cumberworth.

DRAFT MINUTES

NP18/1 ELECTION OF CHAIRMAN

Cllr Bill Hatton expressed an interest in standing as Chair for a further year and invited other members who wished to be considered. No other Members indicated a wish to fulfil the role. It was therefore proposed Cllr Hatton continued in the role for the forthcoming year. All members voted In favour of Cllr B Hatton to continue as Chair.

NP18/2 ELECTION OF VICE CHAIRMAN

Cllr Frances Gaudencio had previously contacted the Clerk indicating that she would be interested in standing as Vice Chair for a further year. No other members had indicated they wished to be considered. It was therefore proposed Cllr Gaudencio continue in the role for the forthcoming year. All members voted In favour of Cllr Gaudencio to continue as Vice Chair.

NP18/3 APOLOGIES

Accept Apologies for Absence. Councillor Nick Owens, Frances Gaudencio, Emma Wood and Victoria Standfast.

&

Co-opted Members Virginia Pullan, David Withycombe and Adrian Batchelor.

NP18/4 DECLARATIONS OF INTEREST

Disclosure by Councillors of personal interests in matters on the agenda, and whether the Councillor regards their interest as prejudicial under the Terms of the Code of Conduct.

None

NP18/5 MINUTES

The minutes of the Neighbourhood Plan meeting held on the 11 January 2018 were agreed.

NP18/6 NEIGHBOURHOOD PLAN – FUTURE OPTIONS

Members were invited to consider the contents of the detailed paper set out in (Appendix 1) which had been previously circulated to members. The report set out the options available for the Council to consider in respect of the Neighbourhood Plan. Cllr B Hatton

introduced the report and invited the Councils planning consultant Dale Mayhew (DM) to take members through the report.

DM set out the position Hassocks Parish Council finds itself in light of the recently adopted MSDC District Plan and the status of the current unadopted Neighbourhood Plan. DM confirmed to Members that this plan cannot be progressed in its current form as it is currently not in conformance with the requirements detailed in the recently adopted District plan.

DM informed Members that the detailed report tried to set out some of the context of how Hassocks have been previously frustrated in delivering an adopted Neighbourhood Plan. The report concluded that in essence Hassocks has 3 options available to them.

Option 1 The 'Do Nothing' scenario – There is no obligation on the Parish Council to progress a revised/new plan. In this scenario future planning applications would be determined against the policies of the existing Development Plan. MSDC have indicated that the existing completions, grants of extant planning permissions, the allocation of the 500 homes north of Clayton Mills meets the minimum housing requirement. It is possible that through the preparation of the district wide Site allocations Development additional housing may be considered to be allocated within the Parish.

The Council could make representations at the relevant time however the aspirations for the vision of the parish contained within the current draft plan would have no statutory provision and therefore carry little weight.

Option 2 Although the current draft Neighbourhood plan cannot be progressed toward Examination in its current form the evidence base that underpins it is significant and much remains relevant in the event of a decision being taken to progress the preparation of a Neighbourhood Plan. This proposal will entail reviewing the evidence base and supporting this with modest additional evidence gathering and amending accordingly. This would enable the process of producing a revised plan to be fast tracked.

DM indicated that if this approach was chosen the housing need of the parish would not be reviewed but reliance would be placed on policies within the District plan.

If members chose to adopt this model there would still need to be subject to (Regulation 14 and Regulation 16 consultations). It is anticipated that through this approach a Regulation 14 plan could potentially be ready for consultation in circa four months.

Option 3 This option would require the existing plan to be fundamentally reviewed and updated. This option would entail undertaking a review of housing need and potential candidate housing sites for potential allocation. This would be informed by those sites identified as part of the SHELAA (April 2018) together with any other sites submitted for consideration by landowners and their Agents. This approach would be subject to extensive public consultation. Due to the extent of this housing appraisal work this approach is likely to take up to 12 months longer than option 2.

Members were invited to consider the options. Members were also advised that a Member/ officer meeting was held in May between Hassocks Parish Council and Mid Sussex District Council (MSDC) where it was established that although MSDC remain committed to Neighbourhood Plans they could not provide any assurances on where future projected shortfall in future housing need would be located. Although Hassocks has taken a significant portion of development it could not be guaranteed that further development sites would not come forward in the parish.

Members were informed that once a Neighbourhood Plan is made it becomes part of the Development Plan and has the same standing as the District Plan. MSDC would therefore have to argue against why they chose to go against the plan.

Members considered each option in detail and raised a number of points of clarification on the impact of the respective options which DM responded to including the respective timescales for each option.

Members were informed that if either option 2 or 3 were considered it would enable the Council to set out its aspirations for the village with regard to:

- Outside leisure space
- Local green space
- Gaps
- Virtues and values to protect areas as undeveloped.
- Boundaries

The main differences between these 2 options was the time they would take to deliver ranging from 12 months to 24 months respectively.

After careful consideration members rejected option 1 'do nothing' and option 3 'Detailed review.'

Members **RESOLVED** to **RECOMMEND** to Full Council that option 2 'light touch review' should be pursued and that Hassocks Parish Council should continue to employ Dowsett Mayhew to support this process.

All Members of the NPWG voted in favour of this proposal and were keen to progress this option at the earliest opportunity.

The Clerk confirmed funding had been provided for in the 2018/19 budget and further grant funding may be available to support the proposal.

NP18/7 HKD LETTER – Re STRATEGIC SITE

Members were requested to note the contents of the letter sent from HKD to Gleeson (**Appendix 2**) in respect of the proposed Strategic site – Ockley Lane. Members duly noted the contents of the letter.

NP18/8 DATE OF NEXT MEETING

The next meeting will be held on Thursday 26th July 2018

APPENDIX 2

(Minutes of Hassocks Neighbourhood Plan
Working Group Meetings: 04 October 2018 & 01
November 2018)

HASSOCKS PARISH COUNCIL

Minutes of the Meeting of the **Neighbourhood Plan Working Group**
on 04 October 2018 at 7.30 pm
Council Chamber, Parish Centre, Adastra Park, Hassocks.

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

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

Dowsett Mayhew Consultants: Dale Mayhew (DM)

Parish Clerk: Ian Cumberworth (IC)

DRAFT MINUTES

1. APOLOGIES

- 1.1 Apologies received from Cllr Emma Wood (EW), Victoria Standfast (VS), and Ian Weir (IW).

2. DECLARATIONS OF INTEREST

- 2.1 None.

3. MINUTES

- 3.1 The Minutes of the Neighbourhood Plan meeting held on 20th September 2018 were agreed.

4. REPORTS

To consider the Report on Local Green Space (LGS) Policy

- 4.1 Cllr BH invited DW to take Members through the LGS document. DW informed Members that the document followed the same structure as the previous Regulation 16 Plan, but this version focused on 7 Local Green Space sites that met the current required definitions. Most of these sites remained similar to the previous Plan with the exception of LGS2 which was edited down to reflect the development that is occurring on this site. Members discussed some of the textural presentation as they were taken through the Paper and agreed some minor amendments to be reflected in the document including adding LGS8. It was agreed to review LGS8 Clayton Mill site purpose as a Green Space. DM indicated that MSDC would provide the necessary Map updates and LGS4 would require some minor amendment.
- 4.2 Members agreed the Paper subject to minor amendment. Members thanked DW and VP for all the work that had been undertaken to draft this policy.

To consider Housing Paper

- 4.3 Cllr BH invited DM to take Members through the Housing Paper that was distributed to the Working Group. This set out the background to the preparation of the previous version of the Neighbourhood Plan, the subsequent emergence of the Mid Sussex District Plan and the decision to progress a revised Neighbourhood Plan based on a 'light touch' review scenario. DM also updated Members on the revised NPPF guidance issued in July 2018. DM then discussed the prospective changes to the Neighbourhood Plan policies from the previous Submission Version Neighbourhood Plan (policies 13 - 20 refer). The Paper set out recommendations on policies to be removed, retained and/or altered.
- 4.4 Members resolved to delete Policy 13: Housing Allocations, having regard to the details of the Housing Paper set out in paragraphs 8.5 - 8.17 (inclusive).
- 4.5 Members resolved to amend Policy 17: Windfall. In particular, it was agreed that housing development that is brought forward outside of the built-up area of Hassocks will be supported subject to the clauses set out in the draft policy, together with the proviso that they are outside of the National Park boundary, and outside of any areas designated as 'gaps' within the Neighbourhood Plan.
- 4.6 In respect of the latter, consideration was given as to whether development could occur within 'gap' areas, but subject to additional criteria; or whether development should be excluded from gaps altogether. The latter was preferred by Members of the Working Group, having regard to the importance of the 'gap' on the setting of the settlement of Hassocks.
- 4.7 NO noted that it would be important to ensure any housing development was also in accordance with other policies of the Plan, in particular with reference to the character and design of the immediate locality.
- 4.8 Members resolved to amend Policy 14: Hassocks Golf Club, in accordance with the terms set out in the Paper. Consideration was given to include a requirement that land surrounding the development be transferred to the Parish Council. It was resolved that this would not be included within the policy, in particular having regard to the extant grant of consent for residential development at the site without this clause.
- 4.9 Members resolved to amend Policy 15: Land to the north of Clayton Mills and Mackie Avenue.
- 4.10 It was noted that discussions are ongoing at this time with respect to an emerging Masterplan for the development of the site in accordance with the terms of Policy 11 of the MSDP.
- 4.11 It was resolved that an additional clause be added to the policy to require that the development should contribute to and/or enhance green infrastructure/rights of way/public open space.
- 4.12 With respect to rights of way, Members of the Working Group considered there would be merit in encouraging developers to deliver rights of way that were a minimum of 3m wide in order to facilitate access by a range of non-car modes of transport.
- 4.13 VP noted there would be merit in seeking for monies to contribute to the provision/enhancement of a shared footway/cycleway from the site to New Road, via Ockley Lane and Lodge Lane.
- 4.14 Members resolved to delete Policy 16: National Tyre Centre, having regard to the details in the Housing Paper set out in paragraphs 8.29 - 8.36 (inclusive).

- 4.15 It was noted that Policy 18: Housing Mix, had previously been agreed at an earlier NPWG meeting.
- 4.16 Members resolved to amend Policy 19: Affordable Housing, which had been circulated for consideration ahead of the meeting.
- 4.17 Members resolved that it should be applicable to residents of the parish of Hassocks only, rather than neighbouring parishes.
- 4.18 It was noted that Members had resolved to delete Policy 20: Re-Use of Rural Buildings at an earlier NPWG meeting.
- 4.19 Consideration was given to the inclusion of a new policy with respect to the residential development approved on land to the west of London Road. Members resolved to include a new policy within the Plan, with a preamble that references the comments of the Appeal Inspector that recommended to the Secretary of State to grant planning permission; in particular the need and benefits of a space buffer on the western periphery of the site to form a defensible boundary and to prevent coalescence with Hurstpierpoint.

To agree the revised Policies and Aims of the Hassocks Neighbourhood Plan

- 4.20 The NPWG then considered the live, working document of the Policies and Aims of the emerging Neighbourhood Plan. The updated version dated 4th October 2018 was circulated to Members, noting those policies which had previously been agreed, agreed to be deleted, and those which continued to require amendment or removal/replacement or substantial amendment.
- 4.21 Having regard to this document, and noting decisions made by the Working Group earlier in the meeting, it was acknowledged that Policy 3: Local Green Spaces, had been agreed.
- 4.22 With respect to Policy X: Flood Risk, NO agreed to obtain and circulate additional information that could be used and relied upon to prepare wording for a flood risk policy that was bespoke and specific to the parish of Hassocks.
- 4.23 With respect to Policy X: Enabling Zero Carbon, discussion took place over the proposed draft wording of the policy which had been circulated prior to the meeting. Members resolved to agree the wording with the deletion of the word '*decentralised*' from the second sub clause.
- 4.24 Members resolved to agree the wording of Policy 9: Open Space, as set out in the Policy Paper.
- 4.25 Members resolved to agree Policy X: Protection of Open Space, substantively as set out in the Policy Paper with amendment to sub clause 3 to read '*Land to the north of Clayton Mills*' and the addition of a further site comprising '*6 - Land at Talbot Fields.*'
- 4.26 Members resolved to agree Aim X: Community Right to Bid, as set out in the Policy Paper subject to the deletion of the letter '*s*' from '*lands.*'
- 4.27 It was noted that resolutions on the wording of policies relating to the Housing chapter had been agreed earlier in the meeting.
- 4.28 Members resolved to agree Policy X: Village Centre, as set out in the Policy Paper.
- 4.29 Discussion took place regarding the proposed three transport Aims in the Policy Paper; prepared in light of the previous Aims in the transport chapter of the previous version of the Neighbourhood Plan. Discussion took place regarding the detailed wording of these Aims.

- 4.30 Members resolved that Aim X: Public Rights of Way, would be retitled '*Aim X: Non-Car Route ways*'; and to amend sub clause 1 to read '*measures, either individually or collectively to form a linked Public Right of Way or non-car route network to create ...*'
- 4.31 Members resolved to delete the words '*PRoW*' from sub clauses 5, 6 and 7 and replace with '*publicly accessible non-car ...*'
- 4.32 Members resolved to add a further sub clause to read '*8 - The creation of a shared footpath/ cycleway on or adjoining Ockley Lane and Lodge Lane.*' This in particular would cross-reference to the additional clause in relation to the development on land to the north of Clayton Mills and Mackie Avenue.
- 4.33 Members resolved that there would be either a footnote or glossary in the Neighbourhood Plan to define what is meant by '*non-car routeway.*'
- 4.34 Members resolved to agree Aim X: Public Transport, as set out in the Policy Paper.
- 4.35 Members resolved to agree Aim X: Traffic and Accessibility, subject to:
- An amendment to sub clause 2 to note that the introduction of 20mph zones within parish residential areas relates to both existing and proposed residential areas;
 - An amendment to sub clause 4 to delete '*'* from *HGV's*; and
 - To add a further sub clause to read '*5 - Promotion of, or contribution towards, infrastructure to enable use of non-carbon fueled vehicles within the parish, including from new developments.*'
- 4.36 In light of the decisions of the Working Group, DM was instructed to draft a revised, Regulation 14 Neighbourhood Plan, and associated Sustainability Appraisal (SA) in order to report back to a Neighbourhood Plan Working Group meeting planned for Thursday 1st November 2018.
- 4.37 To ensure the Plan and SA can be considered expeditiously by the District Council, DM was instructed to liaise with MSDC to inform them of the intention to submit a draft Plan and SA to the District Council in early November for their feedback and comments.

5. ANY OTHER BUSINESS

5.1 None.

6. DATE OF NEXT MEETING: Thursday 1st November 2018.

HASSOCKS PARISH COUNCIL

Minutes of the Meeting of the **Neighbourhood Plan Working Group**
on 01 November 2018 at 7.30 pm
Council Chamber, Parish Centre, Adastra Park, Hassocks.

Attendees: Parish Councillors: Bill Hatton (BH), Frances Gaudencio (FG), Nick Owens (NO), Mark Higgins (MH), and Ian Weir (IW).

Co-opted Members: David Withycombe (DW).

Dowsett Mayhew Consultants: Dale Mayhew (DM).

Parish Clerk: Ian Cumberworth (IC).

DRAFT MINUTES

1. APOLOGIES

- 1.1 Apologies received from Emma Wood, Judith Foot; and Virginia Pullen (VP); not present Victoria Standfast.

2. DECLARATIONS OF INTEREST

- 2.1 None.

3. MINUTES

- 3.1 The Minutes of the Neighbourhood Plan meeting held on 4th October 2018 were agreed.

4. REPORTS

To consider the draft Regulation 14 Pre-submission Hassocks Neighbourhood Plan (HNP)

- 4.1 There was a general discussion on timescales for the Regulation 14 Pre-submission Plan consultation; and whether HPC should consider the draft HNP before comments are received from MSDC.

DM confirmed MSDC have been made aware, a draft Pre-submission HNP would be shared for their review in early November. DM confirmed the proposed timeline that, following the NPWG meeting, the draft HNP, Sustainability Appraisal (SA) and background documents would be submitted to MSDC. DM confirmed a Proposals Map to support the HNP has been requested from MSDC.

BH advised MSDC should be requested to issue comments by 23 November; in order to inform, and enable, a NPWG meeting on the 29 November.

Subject to these timescales being met, the Pre-submission HNP and SA could subsequently be discussed and agreed at a Parish Council meeting on 11 December 2018.

DM advised MSDC have confirmed the Regulation 16 Submission HNP will need to be withdrawn prior to the start of the Regulation 14 Pre-submission consultation on the revised HNP. IW considered Reg 16 Plan should be retained for as long as possible.

A general discussion followed on the HNP. Minor typo/formatting matters were discussed and amendments agreed. DM to undertake the changes prior to submission of draft HNP to MSDC for comment.

Minor changes to draft Foreword were discussed and agreed.

Each planning policy/ aim was considered. The following was agreed with respect to each policy and aim.

Policy	Comments
Chapter: Environment and Heritage	
Policy 1: Local Gaps	It was agreed Policy criterion 3 be updated to read: <i>“It would not compromise individually or cumulatively the objectives and fundamental integrity of the gaps between Hassocks and the settlements of Ditchling, Hurstpierpoint and Burgess Hill; and”</i>
Policy 2: Local Green Spaces	No comments – no changes required.
Policy 3: Green Infrastructure	No comments – no changes required.
Policy 4: Managing Surface Water	No comments – no changes required.
Policy 5: Enabling Zero Carbon	No comments – no changes required.
Policy 6: Development Proposals affecting the South Downs National Park	No comments – no changes required.
Policy 7: Development in Conservation Areas	No comments – no changes required.
Policy 8: Air Quality Management	No comments – no changes required.
Policy 9: Character and Design	No comments – no changes required. Supporting text to reference full title of Village Design Statement.

Chapter: Community Infrastructure	
Policy 10: Open Space	No comments – no changes required.
Policy 11: Protection of Public Open Space	<p>It was agreed bullet point 3 be updated to read:</p> <p><i>“Land at Clayton Mills”</i></p> <p>It was also agreed an additional bullet point be included to read:</p> <p><i>“Land at Clayton Recreation Ground”</i></p>
Policy 12: Outdoor Play Space	<p>No comments – no changes required.</p> <p>Supporting text be amended to reference need to make provision for play space for young people (up to 18 years old).</p>
Policy 13: Community Facilities	No comments – no changes required.
Aim 1: Assets of Community Value	No comments – no changes required.
Policy 14: Education Provision	No comments – no changes required.
Aim 2: Education Facilities	No comments – no changes required.
Aim 3: Healthcare Facilities	No comments – no changes required.
Chapter: Housing	
Policy 15: Residential development within and adjoining the built-up area boundary of Hassocks	<p>It was agreed part 2 of the policy is updated to read:</p> <ul style="list-style-type: none"> • <i>“The proposed development is for fewer than 10 dwellings; and</i> • <i>The site is outside of the identified Local Gap and South Downs National Park; and</i> • <i>The site is contiguous with the existing built-up area of the settlement; and</i> • <i>The development is demonstrated to be sustainable, including by reference to Hassock’s position in the settlement category hierarchy of MSDP Policy DP6”.</i>

Policy 16: Hassocks Golf Club	It was agreed an additional criterion be included to read: <i>"Maximise opportunities to facilitate and promote the increased use of alternative means of transport to private, non-carbon fueled vehicles".</i>
Policy 17: Land to the North of Clayton Mills and Mackie Avenue	It was agreed an additional criterion be included to read: <i>"Maximise opportunities to facilitate and promote the increased use of alternative means of transport to private, non-carbon fueled vehicles".</i>
Policy 18: Land to the west of London Road	It was agreed an additional criterion be included to read: <i>"Maximise opportunities to facilitate and promote the increased use of alternative means of transport to private, non-carbon fueled vehicles".</i>
Policy 19: Housing Mix	No comments – no changes required.
Policy 20: Affordable Housing	It was agreed to amend criterion 2 to read: <i>"They are, or have been,..."</i>
Chapter: Economy	
Policy 21: Village Centre	No comments – no changes required.
Policy 22: Tourism	No comments – no changes required.
Chapter: Transport	
Aim 4: Non-car route ways	No comments – no changes required.
Aim 5: Public Transport	No comments – no changes required.
Aim 6: Traffic and Accessibility	No comments – no changes required.

BH provided an update on discussions that have taken place regarding wider feedback from parishes to the SHELAA process. BH confirmed MSDC have advised the SHELAA process should not be confused with planning policy.

IC advised it appears that the NP process does not feature highly in the SHELAA process. IC advised feedback is requested on the process of appraising the sites, rather than individual merits of any given site.

FG stated it is understood that the issue at this stage is to look at process, and so parishes are aware of potential housing sites that might be considered.

BH advised the date for responding has passed and that the opportunity to respond was limited.

FG considered Hassocks Parish should be proactive at any review of the potential housing sites.

IW stated the Parish Council should submit any additional constraints that the Parish are aware of so that this is taken on board as part of the SHELAA process.

IC to circulate relevant SHELAA email to all NPWG Members. It was agreed the NPWG would meet on 15th November 2018 to discuss the SHELAA papers.

It was agreed DMP is not required to attend, but written comments on Papers welcomed.

5. ANY OTHER BUSINESS

5.1 None.

6. DATE OF NEXT MEETING: Thursday 15th November 2018.

Meeting Closed 9:52 pm