

## **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.