

HASSOCKS PARISH COUNCIL

Minutes of the Meeting of the **Neighbourhood Plan Working Group**
on 06 September 2018 at 7.30 pm
Council Chamber, Parish Centre, Adastra Park, Hassocks.

Attendees: Parish Councillors: Ian Weir (IW), Frances Gaudencio (acting Chair) (FG), Nick Owens (NO),

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

Apologies received from Cllr Judith Foot, Cllr Mark Higgins, Cllr Emma Wood, and Virginia Pullen.

Absent Cllrs Victoria Standfast and Bill Hatton. David Withycombe.

2. DECLARATIONS OF INTEREST

2.1 None in light of Agenda.

3. MINUTES

3.1 The Minutes of the Neighbourhood Plan meeting held on 23rd August 2018 were agreed, with the exception of noting that Cllr Sue Hatton was not at the last meeting and had already given her intention to withdraw from the NP working group

4. REPORTS

4.1 Updated report received from NO in respect of sustainability matters. This encapsulates changes in light of NO's discussion with Chris Thomson (chair of a local cycling group).

4.2 Report from FG in respect of Assets of Community Value, Community Right to Buy and Community Land Trusts.

5. NEIGHBOURHOOD PLAN – VISION

5.1 DM confirmed that following agreement at the NPWG meeting on 23rd August 2018, on the Neighbourhood Plan's Vision and Objectives, (which will remain 'live' during the preparation of the Neighbourhood Plan) the Scoping Report for the Sustainability Appraisal was finalised and issued to statutory consultees under cover of a letter dated 31st August 2018. A copy has been shared with Mid Sussex District Council. Feedback from statutory consultees is due on or before Friday 5th October 2018.

6. NEIGHBOURHOOD PLAN – POLICIES

- 6.1 DM circulated an updated table of planning policies from the previous Regulation 16 Neighbourhood Plan, together with recommended new policies from Members of the NPWG. These were colour coded (red, amber, green) to reflect agreement/issues identified at the previous NPWG meeting with respect to each policy; together with comments that have been submitted by the NPWG since the last meeting.
- 6.2 This table was then used as a basis for discussing policy options.
- 6.3 Policy 1: Hassocks - Burgess Hill Gap; Policy 2: Hassocks - Ditchling Gap and Hassocks - Hurstpierpoint Gap; and Policy 3: Local Green Space - Deferred for subsequent consideration and receipt of Working Group Paper by DW/VP.
- 6.4 Policy 4: Green Infrastructure - No amendments required.
- 6.5 Policy X: Flood Risk - DM explained obligation to achieve 'greenfield' run-off rate - Neighbourhood Plan policy should not seek developers to achieve more than national requirements, but can seek more holistic, joined up, thinking by developers. DM also advised that the policy, should not simply repeat national guidance, or the terms of Policy DP41 of the MSDP.
- 6.6 NO advised he would wish the policy to impose obligations on developers to include flood mitigation on sites, both on development sites and potentially downstream.
- 6.7 FG noted Operation Watershed currently ongoing within the local area. Noted local group HKD have undertaken significant work locally on flood risk.
- 6.8 IC to speak to Juliet Merrifield to seek to identify data together with any local initiatives that are being, or could be, brought forward.
- 6.9 DM advised that the policy/aim could seek to add local flavour to flood risk policies, such as identifying flood mitigation projects.
- 6.10 Policy X: Enabling Zero Carbon - NO noted a study in 2006 by MSDP could be of relevance.
- 6.11 FG noted the terms of Policy DP40: Renewable Energy Schemes within the MSDP.
- 6.12 DM noted the terms of Policy SD48 in the emerging SDLP.
- 6.13 DM advised that the policy cannot seek to require more than national standard or be in conflict with higher tier guidance within the MSDP.
- 6.14 DM drew attention to the preamble to DP40 of the MSDP which notes that there was a Mid Sussex Sustainable Energy Study dated 2014. NO to review this as part of consideration of merit and wording of policy.
- 6.15 DW written comments concerned policy might encourage large scale development which would otherwise be unacceptable. NO suggested inclusion of additional wording to note that this policy would be 'subject to conformity with other policies within the Plan.'
- 6.16 Policy 5: South Downs National Park - DM to review policy and recommend updates to ensure accordance with SDLP and DP18 of the MSDP.
- 6.17 DM to review and consider potential merit of preparing two policies to (i) relate to land within the National Park; and (ii) to relate to land that is outside of the National Park, but is within its setting.

- 6.18 Policy 6: Conservation Areas - No policy amendments required.
- 6.19 Policy 7: Air Quality Management - No policy amendments required.
- 6.20 Policy 8: Character and Design - Written comments of DW were noted in particular with respect to recommending addition of term of 'use of local materials.'
- 6.21 Discussion took place around the terminology of local materials and vernacular character. It was noted that the Hassocks Townscape Appraisal which forms part of the evidence base for the Neighbourhood Plan has identified a wide variety of design character and built form materials within the settlement. Discussion took place around the wording of Clause 9 of the policy.
- 6.22 DM to consider wording and have regard to the potential to include more of the subtext from the previous policy in the Regulation 16 HNP within the policy; in particular to note the existence of 'multiple character areas' within the parish.
- 6.23 Policy 9: Open Space - Detailed consideration of this to be deferred for a subsequent NPWG meeting in order to consider in conjunction with Policy 3: Local Green Space.
- 6.24 FG noted that consideration should be given to designation of land at Clayton Mills as open space.
- 6.25 FG noted consideration may be given to identifying Assets of Community Value. In this regard attention was drawn to the background paper presented to the meeting by FG. This details the definition of an Asset of Community Value; the Community Right to Bid; and extracts of Appendix D (Assets of Community Value and Local Green Spaces) from the Angmering Neighbourhood Plan.
- 6.26 Policy 10: Outdoor Play Space - No policy amendments required.
- 6.27 Policy 11: Community Facilities - No policy amendments required.
- 6.28 Policy X: Community Right to Bid - FG drew attention to the paper discussed in relation to Policy 9: Open Space. It was agreed to give this further consideration at a subsequent NPWG meeting.
- 6.29 Policy 12: Education Provision - DM drew attention to the potential conflict of this policy with the terms of Policy 11 of the MSDP which seeks for the provision of a new primary school on the strategic allocation land north of Clayton Mills.
- 6.30 IW to consider issues arising from this and for this to be discussed at a subsequent NPWG meeting.
- 6.31 Aim 1: Education Facilities - No policy amendments required.
- 6.32 Aim 2: Healthcare Facilities - No policy amendments required.
- 6.33 Policy 13: Housing Allocations; Policy 14: Hassocks Golf Club; Policy 15: Land to the north of Clayton Mills and Mackie Avenue; and Policy 16: National Tyre Centre - These policies are to be the subject of discussion at a subsequent NPWG meeting. DMP will prepare a Housing Paper to provide background and aid in discussion in relation to potential details of the housing chapter in the Neighbourhood Plan.
- 6.34 Policy 17: Windfall Development - No policy amendments required.

- 6.35 Policy 18: Housing Mix - DM to review policy and recommend updates in light of DP30 of MSDP.
- 6.36 FG pleased to see DP30 of MSDP supports a variety of housing group needs.
- 6.37 Policy 19: Affordable Housing - FG outlined her view that the policy should seek to facilitate meeting the parish's housing need as a preference (rather than simply meeting a generic need in a wider area). Discussion took place in relation to the potential for the requirement for nomination rights to be included with those identified at the Mid Sussex District Housing Register as having a need and connection to the parish.
- 6.38 FG also outlined her concern to ensure that affordable housing was of a size and type that was suitable to meet such local needs.
- 6.39 DM to review policy in light of DP31 of the MSDP and concerns/comments of FG.
- 6.40 Policy 20: Re-use of rural buildings for residential use - Discussion took place regarding this policy and its need/relevance having regard to Policy DP15 of the MSDP. It was resolved to delete the policy.
- 6.41 Aim 3: Village Centre - FG recommended this be reviewed in light of further consideration of the Housing chapter and in particular Policy 16: National Tyre Centre.
- 6.42 Policy 21: Tourism - No policy amendments required.
- 6.43 Aim 4: Roads, Traffic and Congestion; Aim 6: Parking; Aim 7: Safety; Aim 8: Pollution; Aim 9: Public Transport - Rail; Aim 10: Public Transport - Bus; Aim 11: Footpaths and Accessibility; and Aim 12: Cycleways and Bridleways - Agreed to be considered at a subsequent NPWG meeting.
- 6.44 Aim 5: Speed and Speed Limits - No policy amendments required.
- 6.45 Policy X: Transport Infrastructure - NO presented a paper in relation to sustainable transport and FG provided potential wording for a new policy.
- 6.46 NO set out the aspiration behind the proposal is to consider improved and enhanced linkages between non-car modes of transport throughout the parish, including and in particular in relation to new developments. It was agreed this would be considered further at a subsequent NPWG meeting.

7. ANY OTHER BUSINESS

- 7.1 FG noted the progress that had been made, but the need to seek to agree wording on policies by no later than 5th October 2018, if the proposed timetable for production of the Neighbourhood Plan is to be adhered to. Suggested consideration be given to a further NPWG meeting between those planned on Thursday 20th September 2018 and Thursday 4th October 2018. This is to be reviewed in light of progress at next NPWG meeting.
- 7.2 IC confirmed that such meeting should avoid Thursday 27th September 2018 in order to avoid conflict with other Parish Council meetings.

8. DATE OF NEXT MEETING: Thursday 20th September 2018.