

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 with 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