

HASSOCKS PARISH COUNCIL NEIGHBOURHOOD PLAN WORKING GROUP

NON Confidential Minutes of the Hassocks Neighbourhood Plan Working Group meeting held on the 23rd February 2017 at 7.30pm in the Council Chamber.

Attendees: Working Group Members: Bill Hatton (Chair); Ian Weir; Frances Gaudencio; Sue Hatton; David Withycombe; Judith Foot (JAF).

Dowsett Mayhew Consultants: Dale Mayhew and Laura Bourke.

Administration: Jane Bromley

One member of the public present.

1. Apologies for absence: Nick Owens; Adrian Batchelor; Virginia Pullan; Justine Fisher (JF).

Not present: Victoria Standfast.

2. Declarations of interest: Frances Gaudencio site 8. David Withycombe site 12. Local Green Space Declarations of Interest: Frances Gaudencio LGS 5. Schools Interest: David Withycombe, Hassocks Infants; Frances Gaudencio Windmills Junior; Sue Hatton Downlands and Windmills Junior.

3. Minutes of NPWG held on the 12th January 2017. The Working Group agreed the confidential and non- confidential minutes of the 12th January 2017 were an accurate record of the meeting.

4. Minutes of the NPWG Meeting held on 26th May 2016. The Working Group agreed the minutes of the meeting of 26th May 2016 were an accurate record of the meeting.

5. Update on Sequential Flood Test (SFT).

LB advised that for the purposes of assessing the allocation of the National Tyre site for housing, the SFT area was confined to the built up area of Hassocks and Keymer. MSDC were happy with this area and EA had no view.

DM advised the SFT has now been carried out and MSDC have confirmed no six week consultation is required. In order for the EA to be content with the allocation, it is necessary for the proposed development to be considered via a Flood Risk Assessment (FRA). This would assess whether the site can be developed and occupied in a way that is safe from flood risk. LB has written to the owner of the site to enquire if he will commit to the cost of this work? It is likely to be a cost in the region of £3000. BH did not feel that this should be borne by the Parish Council.

FG advised that a site behind the National Tyre Centre was being developed and they had carried out a FRA which have proved that the site, which was lower lying, was safe from flooding. FG wondered if this FRA could be used as evidence for the National Tyre site.

DM confirmed that the FRA assessment would need to be site specific as assumptions could not be made from one site to another.

BH queried that if the site owner was not prepared to undertake the FRA which may be likely given that he was not, when questioned, in a hurry to carry out development, whether this would hold up the Examination of the Plan.

HASSOCKS PARISH COUNCIL NEIGHBOURHOOD PLAN WORKING GROUP

DM thought that it would be a question MSDC would need to confirm and that if it was decided to progress to Examination this matter would be addressed.

FG proposed that MSDC be asked to consider taking the Neighbourhood Plan to Examination without the Flood Risk Assessment undertaken (if the landowner declined to commission one), IW seconded and all in favour.

6. Update on Mid Sussex District Plan

Inspector Bore the inspector for the public Examination of the Mid Sussex Local Plan (MSLP) had written an interim letter on the findings of the enquiry. This set out an additional housing requirement for the MSLP.

DM thought this was unlikely to be challenged by the Secretary of State or the DCLG as the message from the letter was that the MSDC numbers were not adequately justified.

7. Update on the Friars Oak planning application.

The date for the hearing by the Secretary of State has not yet been set but a date of 6th June had been offered. FOFRA had submitted their evidence. They were not a rule 6 party to the hearing and therefore this had been the deadline for their full submission.

BH advised the Group that DM had prepared a skeletal argument for the Parish Council, as a rule 6 party to the hearing which had to be submitted on 24th February. The full case was to be submitted four weeks prior to the hearing.

The Statement of Case submission had been drafted by DM and was to be reviewed and agreed by BH.

8. To agree a plan of action for progressing the Neighbourhood Plan to Examination as quickly as possible.

Giving consideration to the situation with regard to the MSLP, DM was asked by the Group whether it was appropriate to move forward to the Examination process.

DM advised that from the detail in the interim letter from Inspector Bore, MSDC would take several months and up to a year to address:

- a) housing numbers and;
- b) to be more prescriptive at how the numbers were to be found/ distributed at Town and Parish level.

DM queried whether MSDC would continue to support the Neighbourhood Plan which would not fit an emerging District Plan. He discussed that the Plan had already been accepted at Regulation 16 and therefore they would have to have a reason not to progress. Inspector Bore advised that future work on neighbourhood plans should take account of overall housing requirement (and numbers expected in each settlement) otherwise that could be at variance of the District Spatial Strategy and be 'unsound'. DM was surprised by this statement as 'soundness' was not a test for neighbourhood plans. The test being whether the neighbourhood plan is in accord with the District Plan and with best practice requiring regard to be paid to an emerging plan. It is possible to seek to move forward with the Neighbourhood Plan

HASSOCKS PARISH COUNCIL NEIGHBOURHOOD PLAN WORKING GROUP

but it should be understood that if it is progressed to being 'made' numbers are likely to be need to be revisited at an early review.

FG felt the Hassocks Plan had been more rigorous in its drafting than MSDC and the completeness of the housing numbers calculation might be used by MSDC to demonstrate their constraints.

IW proposed that Hassocks Parish Council write to MSDC that they have noted the interim report on housing numbers but that they still wish their Neighbourhood Plan to go forward to Examination, SH seconded and all in favour.

9. Date of next meeting 23rd March 2017. 7.30pm

Confidential Agenda:

Exclusion of the Public and Press:

In view of the confidential nature of the business to be discussed members of the public were asked to withdraw from the meeting in the public interest.

10. Update on new school provision for the Parish.

FG proposed that a letter be sent requesting completion of the WSCC detailed feasibility study into a site for a school and that fortnightly updates be given to the Neighbourhood Plan Group on their progress, JAF seconded and all were in favour.

DM agreed to draft this letter.

The meeting closed at 9pm.