

## HASSOCKS PARISH COUNCIL

### Meeting with Asprey Homes Wednesday 15 April 2015 at 7.30 pm in the Parish Centre, Adastra Park, Hassocks.

Present: Elliott Bance, Asprey Homes,  
Miss Sue Widdicombe  
Patrick Vickerman

Hassocks Parish Council: Ian Credland (Chair, NPWG), Steven Ecroyd, Georgia Cheshire, Geoff Copley, Judith Foot, Bill Hatton, Virginia Pullan.

Clerk: Linda Baker

Elliott Bance said that Aspreys would like to engage with the community through the Neighbourhood Plan process in regard to land to the east of Ockley Lane in Hassocks (site 8 of the sites the NPWG were assessing), a site of approximately 5.5 hectares. There would be an opportunity for a low density development on part of the site, with the existing footpath retained and discussions had taken place with WSCC about the possibility of a 2 hectare parcel of land on the site being made available for the delivery of a new primary education provision, given the existing capacity issues. Aspreys made representations regarding the site to the SDNP through their consultation process but the SDNP had not recorded these in the published site assessment, which has subsequently been acknowledged. Aspreys understood that the SDNP intended to be in contact with the parish regarding the site. Aspreys understood that since the 1950s, the land had been identified for development as an extension to the existing boundary of the village but were unable to comment on why it had not come forward. If WSCC wished to site a new education provision on the land as part of a residential development, this could be supported as Enabling development, which would provide a robust case for development to be presented to the SDNP. The landowners, who have a long association with the land and village, are supportive to the principle of this vision and Aspreys were keen to deliver a scheme which would combine housing with wider community benefits and would welcome the opportunity to work with the NPWG and WSCC.

It is understood following a recent meeting that WSCC would be looking for a three year intake at a new education provision, located on the east side of the village with the possibility to provide future expansion.

NPWG members had the following comments and questions:

Hassocks should be referred to as a village and not a town

The footpath would not feel the same with housing adjacent to it

The back gardens of properties in Damian Way flooded

Would there be any provision for youth facilities as these were needed now that the Beacon Centre had closed

How many houses were proposed and how high would they be

How would traffic and parking issues be dealt with, particularly if the site included a school

Aspreys responded that:

The footpath could be retained in its existing location, or relocated if preferred by the community.

Aspreys were aware of anecdotal reports of flooding but drainage and other issues would be assessed as part of a detailed design

Aspreys had spoken with local residents and WSCC about youth facilities and would be open minded about the possibility of incorporating this within any WSCC provision, as part of the overall scheme

A housing development would be anticipated at a similar density to the existing Asprey development off Ockley Lane, with 50-60 dwellings on the site. Given the prevailing character, designs may need to appear as single/one and a half storey height.

With regard to traffic and transport, a traffic assessment would be carried out allowing for the current vehicle movements generated by the existing primary school.

The site is in a sustainable location so walking would be encouraged. A modelling exercise would indicate traffic movements arising from the proposals.

Asprey commented that not all users of the footpath acted responsibly or stuck to its current route. Historically when fencing had been erected (to protect sheep) this had been deliberately cut through by users seeking to create their own route, whilst dog fouling has been a constant issue.