

# HASSOCKS PARISH COUNCIL

To: All Members of the Planning Committee (Jane Baker, Leslie Campbell, Judith Foot, Bill Hatton, Mark Higgins, Nick Owens and Victoria Standfast) with copies to all other Councillors for information.

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A meeting of the **PLANNING COMMITTEE** will be held on **Tuesday 18 June 2018 at 7.30pm in the Parish Centre, Adastra Park, Hassocks**

Parish Clerk  
13 June 2018

## AGENDA

### 1. APOLOGIES FOR ABSENCE

### 2. DECLARATIONS OF INTEREST

Disclosure by Councillors of personal and/or pecuniary interests in matters on the agenda and whether the Councillors regard their interest as prejudicial/pecuniary under the terms of the Code of Conduct.

### 3. MINUTES

To accept Minutes of the Meeting held on 29 May 2018 (previously circulated)

### 4. PUBLIC PARTICIPATION

### 5. APPLICATIONS (copies of each application can be viewed online via the Mid Sussex District Council (MSDC) Website - <https://pa.midsussex.gov.uk/online-applications/>)

**5.1 DM/18/2028 The Orchard, Ockley Lane, Hassocks.** Proposed three bedroom detached dwelling with a detached two bay garage.

**5.2 DM/18/2295 27 Clayton Avenue, Hassocks, BN6 8HD.** Scots Pine - reduce branch overhanging 'Manuka' 2 Keymer Road, by up to 5m back to secondary south growing branch. Sycamore - remove 2 lowest branches over 'Manuka' back to trunk.

**5.3 DM/18/2177 St Francis Of Assisi Church, Priory Road, Hassocks.** Single storey front extension to provide improved kitchen and storage facilities and alterations to improve accessible facilities and disabled access, retention of a single disabled parking space and some remedial arboreal works to trees.

**5.4 SDNP/18/00714/HOUS Halfway, Ditchling Road, Clayton.** Proposed two storey infill extensions to North side of dwelling. Proposed Single storey side extension to South side of dwelling. Renovation and aesthetic uplift to external cladding.

### 6. DECISION NOTICES

### 7. HPC PLANNING MEETING PREPARATION.

In the light of the cessation of the provision hard copies of Planning Applications from MSDC. Members are invited to consider a proposal to allocate specified areas in Hassocks, Keymer and Clayton to individual Members for a preliminary review of applications. (Appendix 1)

8. **NEW STREET NAMES – SAXON MILLS.** Members are invited to consider a request from MSDC regarding street names for the new development to the west of London Road. (Appendix 2)
9. **CORRESPONDENCE.** Members are invited to consider a request from HKD Transition regarding correspondence sent by the organisation to Gleeson Strategic Land. (Appendix 3)
10. **Urgent Matters at the discretion of the Chairman for noting and/or inclusion on a future agenda.**
11. **Date of Next Meeting:** Tuesday 9 July at 7.30pm

#### FILMING, RECORDING OF COUNCIL MEETINGS AND USE OF SOCIAL MEDIA

During this meeting members of the public may film or record the Committee and officers from the public area only providing it does not disrupt the meeting. The Confidential section of the meeting may not be filmed or recorded. If a member of the public objects to being recorded, the person(s) filming must stop doing so until that member of the public has finished speaking. The use of social media is permitted but members of the public are requested to switch their mobile devices to silent for the duration of the meeting.

**Please Note**

All members of the public are welcome to attend meetings of the Parish Council and its Committees.

**Item 4** – a period of 15 minutes will be set aside for the public statements and questions relating to the published non-confidential business of the Meeting.

It may be necessary to consider particular items in confidential session and where this arises, these items will be considered at the end of the agenda.

**HASSOCKS PARISH COUNCIL**

To: Planning Committee

Date: 18 June 2018

Contacts for this report: Deputy Clerk

Subject: Agenda Item 7: HPC Planning Meeting Preparation

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1. The purpose of this report is to invite Members to consider a proposal to streamline the process of the consideration of Planning Applications in HPC Planning Meetings. This has arisen due to the increasing number of applications being submitted and the cessation of the provision of paper applications from MSDC.

All Members of the Planning Committee are advised to review each application prior to attending the Planning Meeting, however with the increasing number of applications this has not always been possible. It is proposed therefore that a process is trialled, whereby specified areas in Hassocks, Keymer and Clayton could be allocated to individual members of the Planning Committee with regard to Planning Applications received. Each Member will then be given responsibility for the review of the applications in their allocated area prior to the Planning meeting. Each application will still be considered and responses agreed by the full Committee, however it is suggested that the Member responsible will be able to provide guidance or further information if required.

**OFFICER RECOMMENDATIONS.**

1. Members of the Planning Committee are invited to consider whether to accept the proposal to trial the allocation of specified areas with Hassocks, Keymer and Clayton to individual Committee members regarding the review of Planning Applications received.

2. If members are minded to trial the above, Members are invited to decide upon the allocation of areas. A Map of the Parish of Hassocks has been included to assist this process.





**HASSOCKS PARISH COUNCIL**

To: Planning Committee

Date: 18 June 2018

Contacts for this report: Deputy Clerk

Subject: Agenda Item 8: New Street Name – Saxon Mills

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1. The purpose of this report is to invite Members to consider a request from Mid Sussex District Council regarding the road names for the new development to the West of London Road.

2. The Street Naming Officer at MSDC has been approached by Barratt Homes to allocate addresses to their large new development, which they refer to as Saxon Mills, London Road, Hassocks.

The development is creating 5 new streets and 129 new homes. The developer has provided some street names they feel are relevant to the area, and Members of the Planning Committee are invited to consider these names, or to provide alternatives if preferred .

3. The following information has been provided by the developer.

**List of Proposed Street Names for Postal Addresses for Saxon Mills, London Road Hassocks**

**Clayton** – Clayton (meaning settlement or farmstead on the clay) also Clayton Railway Tunnel the longest tunnel on the London to Brighton railway line connecting Hassocks to Brighton built in the 1840's.

**Hassocks Gate** – original name for the tollgate which stood on the main road near Stonepound

**Stonepound** – ancient settlement and current cross road of the A273 and B2116.

**Wolstonbury** – Bronze Age Fort remains on Wolstonbury Hill

**Keymer** – Keymer (cow's mere), describing lush meadowland - local village mentioned in the Domesday Book

**Ditchling** – Famous landmark and one of the highest points on the South Downs

**Oldland** – Oldland Windmill – 18<sup>th</sup> Century post mill situated just north of Hassocks

**Amberley** –Amberley Working Museum

<u>Names of notable/important buildings in and around West Sussex</u>	<u>Heathland plants and native plants to Sussex</u>
• Ardingly	• Bracken,
• Arundel,	• Gorse,
• Barnham,	• Heather,
• Bramber,	• Orchid,
• Goodwood	• Sundew
• High Salvington,	• Gladiolus,
• Nymans,	• Evergreen,
• Petworth,	• Starthistle,
• Shipley,	• Rampion,
• Standen,	• Saltmarsh,
• Uppark	• Hempnettle,
• Wakehurst	• Hawksbeard,
• High Salvington,	• Stonewort,
• Nymans,	• Threadmoss,
• Petworth,	• Trefoil,
•	• Hellebore,
•	• Juniper

<u>Bird/wildlife friendly plants</u>	<u>Birds</u>
• Firethorn	• Starling Drive
• Holly,	• Dovecote Road,
• Ivy,	• Kingfisher Way,
• Hawthorn,	• Finch,
• Honeysuckle,	• Heron,
• Rowan,	• Crane,
• Teasel,	• Pheasant,
• Sunflower,	• Woodpecker,
• Candytuft,	• Swan,
• Rose,	• Wren,
• Daisy,	• Woodlark,
• Dandelion,	• Cormorant,
• Sunflower,	• Avocet,
• Candytuft,	• Starling Drive
• Thistle,	
• Marigold,	
• Crocus,	
• Heather,	
• Dahlia	
• Thistle,	

**HASSOCKS PARISH COUNCIL**

To: Planning Committee

Date: 18 June 2018

Contacts for this report: Deputy Clerk

Subject: Agenda Item 9: Correspondence from HKD Transition

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1. The purpose of this report is to invite Members to consider a request from HKD Transition with regard to the following letter sent to Gleeson Strategic Land in response to the consultation on Ockley lane Development.
2. HKD Transition have requested that HPC considers the letter in relation to the planned 500 houses north of Mackie Avenue and in terms of good planning practice in general.



**HKD Transition**  
Hassocks, Hurstpierpoint,  
Keymer and Ditchling

TO: Gleeson Strategic Land  
FROM: HKD Transition Management Committee  
DATE: 29 May 2018  
RE: Ockley Lane Redevelopment Consultation

HKD Transition is a group of residents of Hassocks, Hurstpierpoint, Keymer and Ditchling who are concerned about climate change and work together on actions we can take as a community to mitigate and adapt, building resilience in the process.

Since it has now been decided that the 500 homes proposal for the north of Hassocks will go ahead, we want to ensure that the development is as sustainable as possible, contributing to the carbon savings essential to avoid catastrophic climate change, and providing a positive example for other new housing developments.

We are particularly concerned with 5 areas: increasing energy efficiency and low-carbon energy generation; reducing water use in homes; flood mitigation; promoting walking and cycling and public transport to reduce



carbon emissions from vehicles; and creating a wildlife-friendly space.

## Appendix 3 (2 of 3)

### 1. Energy (increasing energy efficiency and generating renewable power and heat)

Although the government has abandoned its zero carbon homes policy, there are strong arguments for making new homes highly energy efficient, and for supplying them with renewable energy (generated onsite or locally).

- The Energy Saving Trust's proposal for '2050-ready' homes points out that, while low-carbon homes are slightly more expensive to build (estimated by the Zero Carbon Hub in 2014 to cost 1.5%-2.5% more than average) they deliver benefits that people are willing to pay for:
  - ‘a new-build home built to 2050 standard will deliver direct benefits that people will be willing to pay for. These homes will be more comfortable, cheaper to run and offer new residents the knowledge that they are helping tackle climate change.’ (Energy Saving Trust (2017) The Clean Growth Plan: a '2050-ready' new-build homes policy p.3).
- Careful site planning can minimise energy consumption through landform, layout, building orientation, massing and landscaping. We hope to see a focus on planning for passive solar (collecting energy from the sun), trees to provide cooling and transpiration, windbreaks, water conservation and preventing run-off.
- We note that consideration of a community energy system is a planning requirement for this development. District heating and cooling systems, combined heat and power unit and/or waste heat recovery could all be considered for a development of this size.
- Our sister organisation, HKD Energy Ltd, is a community benefit society whose aim is to promote renewable energy developments in our area. HKD Energy's first project was an 80kW solar installation on the roof of Downlands Community School in Hassocks, and further projects are under consideration. HKD Energy could work with the developers on, for example, renewable energy for the proposed primary school and any community buildings included, as well as potential for other renewable sources such as ground source heat (HKD Energy has recently completed a feasibility study for a ground source heat system for Windmills and Downlands Schools).
- As the Energy Saving Trust's '2050-ready' housing policy points out, low flow water units (see below) also reduce demand for hot water, and therefore energy demand.

### 2. Reducing home water use

The Hassocks area experiences significant water stress because of our reliance on groundwater, always at risk when dry winters do not replenish sources. Large numbers of new homes being built in the region, coupled with increasing water use by customers, is creating a mounting problem for our area.

- We note that requirement G2 of the Building Regulations concerns water efficiency, stating that the potential water consumption by occupants of a new dwelling must not exceed 125 litres per person per day (lower than the current average of 140 litres).
- However, given its location in a water stress area, we would like to see Gleeson adopt the more stringent standard for this development of 110 litres per person per day.

### 3. Flooding and SuDS

We are aware that new housing developments are required to include SuDs (Sustainable Urban Drainage Schemes) to ensure that surface water discharges from the site are no higher than those from existing undeveloped land. The natural landscape has the capacity to absorb rainwater, while developed surfaces create runoff, exacerbating existing flood issues around streams in the area.

As you may be aware, Hassocks has a significant flooding history, both from streams and flash-flooding from runoff. Climate change scientists predict more extreme weather events leading to more flooding, as well as droughts. HKD Transition has been working in partnership with the Hassocks Community Organisation and



the Ouse and Adur Rivers Trust to design and implement flood reduction measures such as natural flood management upstream of the village, rain gardens and swales.

## **Appendix 3 (3 of 3)**

We hope to see SuDS on the development going beyond requirements to contribute to an overall flood-reduction and mitigation policy for Hassocks. This could include:

- All driveways to be permeable
- All homes to have a water butt to store water running off roofs
- Use of roadside verge rain gardens to absorb runoff from roads
- Balancing ponds and seasonal ponds to store rainfall in times of persistent heavy rain.

### **4. Promoting cycling and walking, reducing traffic**

As you will be aware, concerns about the increased traffic on Ockley Lane and onward roads were widely held in the village. We are pleased to see that you plan to include a walking and cycling path via Clayton Mills to the village centre and station, and your offer to fund further bike storage at the station. We are pleased that you plan to include electric vehicle charging. We'd like to see more efforts to reduce the volume of traffic that could be generated by 500 new homes, including:

- Support for expansion of bus services along Ockley Lane towards both Hassocks and Burgess Hill
- A car club for residents
- Speed control measures on the site itself and where traffic enters Ockley Lane

You propose a new bike/walking path from the site to Burgess Hill: however, this is not the priority expressed by local residents in a consultation that HKD Transition held in 2017. This survey showed that the B2116, the east-west link from Ditchling through Hassocks to Hurstpierpoint, is THE cycling issue within the locality. This is the potential route for pupils to cycle to school at Downlands Community School, for commuters to reach the station in Hassocks, and for shoppers to support local shops and services. Work is underway to assess the route for traffic calming and safer cycling provisions, and contributing to this work would generate local support. We recommend below that Gleeson consider making a significant contribution to this project.

### **5. Wildlife friendly space**

A partnership between the RSPB and Barratt Homes to make a large new housing development in Buckinghamshire more wildlife-friendly has demonstrated the wide range of measures that developers can include in their plans for little or no extra cost. In particular we'd like to see Gleeson incorporate elements in their master plan including:

- Landscaping and tree planting using native plants and trees that are suitable for the local environment, of local provenance and informed by what is already there.
- Designated wildlife areas (including the wet areas in the northeast of the site where you say there will be no housing, but also other areas) with 'green corridors' across the site to join up wildlife habitats, including under the roads.
- Suitable ongoing management for wildlife areas.
- 'Hedgehog highways' cut through fences to allow this endangered species to roam.
- Swift boxes, house martin cups and bat boxes incorporated into homes (see Action for Swifts for low-cost solutions - <http://actionforswifts.blogspot.co.uk/>)
- Wildflower planting in green spaces, with a focus on pollinator-friendly native flowers, with a minimal mowing regime suitable to maintain wildflower meadows
- Ponds and swales for amphibians
- Minimised street lighting (lighting disrupts wildlife)
- Community gardens, or traditional allotments, to provide space for food-growing onsite

## **6. Other community benefits the development could deliver for the village:**

See section 4 above for a proposal for a major community benefit: contribution to creation of a safe cycling route from Ditchling in the east through Hassocks to Hurstpierpoint in the west. This would benefit the whole community: children cycling to school and commuters cycling to the station would reduce traffic congestion across the whole area during key periods. A proposal for this route is already under consideration and a contribution to costs of the traffic calming measures, would garner a lot of community support.