

HASSOCKS PARISH COUNCIL

To: All Members of the Neighbourhood Plan Working Group (Bill Hatton, Ian Weir, Frances Gaudencio, Nick Owens, Emma Wood, Mark Higgins, Judith Foot, Victoria Standfast, Adrian Batchelor, Virginia Pullen and David Withycombe)
Dowsett Mayhew Consultants: Dale Mayhew and Laura Bourke, with copies to all other Councillors for information.

A meeting of the NEIGHBOURHOOD PLAN WORKING GROUP will be held on Wednesday 27 June 2018 at 7.30pm in the Parish Centre, Adastra Park, Hassocks.

AGENDA

- 1. ELECTION OF CHAIRMAN**
- 2. ELECTION OF VICE CHAIRMAN**
- 3. APOLOGIES FOR ABSCENCE**
- 4. DISCLOSURE OF INTERESTS**

To deal with any disclosure by Members of any disclosable pecuniary interests and interests other than pecuniary interests, as defined under Hassocks Parish Council's Code of Conduct and the Localism Act 2011, in relation to matters on the agenda.

- 5. MINUTES**

- 5.1** To accept Minutes of the Meeting held 11th January 2018 (previously Circulated).

- 6. REPORTS**

- 6.1 NEIGHBOURHOOD PLAN – FUTURE OPTION APPRAISAL**

Members are requested to consider the attached report setting out options available to Hassocks Parish Council in respect of developing a Neighbourhood Plan (Appendix 1) **(papers to follow)**

- 6.2 HKD Letter – Re Strategic Site –** Members are requested to note the contents of the attached letter from HKD to Gleeson in respect of the Strategic site – Ockley Lane **(Appendix 2)**

- 7. DATE OF NEXT MEETING**

To be agreed

EXCLUSION OF PUBLIC AND PRESS

In the event that any confidential business may be transacted, members of the public or press will be requested to withdraw from the meeting.

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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.

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.

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.