

## HASSOCKS PARISH COUNCIL

### Minutes of the Planning Committee Meeting held on Monday 9 July 2018 at 7.30pm in the Parish Centre, Adastra Park, Hassocks

Attendees: Parish Councillors: Jane Baker, Judith Foot, Bill Hatton, Mark Higgins, Nick Owens and Victoria Standfast.

In Attendance: Deputy Clerk: Tracy Bates  
12 members of the Public

**P18/24 APOLOGIES FOR ABSENCE.** Apologies for absence were received from Cllr Leslie Campbell.

**P18/25 DECLARATIONS OF INTEREST.** There were no declarations of interest.

**P18/26 MINUTES.**

**RESOLVED** that the minutes of the meeting held on 18 June 2018 as confirmed, be signed by the Chair as a true and accurate record of the meeting.

**P18/27 PUBLIC PARTICIPATION.** Sheila Tester spoke regarding application DM/18/2342 Land to the Rear of Friars Oak. Mrs Tester enquired as to whether the Council approved or disapproved of the railway bridge, and also asked the Council to note that if the application was approved, it should be stipulated that the bridge must be built prior to the houses being built to ensure that the developers adhered to the commitment.

Bob Brewer spoke on behalf of the Friars Oak Field Residents Association in opposition to application DM/18/2342. Mr Brewer had prepared a detailed report which he read to the Committee. He also provided a written copy which is included as Appendix A. Mr Brewer concluded that:

'Given the community of Hassocks has already identified sufficient commitments/completions to meet their minimum housing requirement for the full plan period as detailed in the adopted MSDC's District Plan, FOFRA would ask the Parish Council to consider our objections to this planning application.'

**P18/28 APPLICATIONS**

**DM/18/2342 Land to the rear of Friars Oak, London Road, Hassocks. Hybrid application comprising of outline proposal for residential development of 130 dwellings consisting of 12no. 1 bedroom apartments, 27no. 2 bedroom houses, 47no. 3 bedroom houses and 44no. 4 bedroom houses and associated access, together with change of use of part of the land for country open space, following the provision of a new footbridge across the railway. All matters reserved apart from access.** It was noted that Mr Brewer had presented a very clear analysis of the Secretary of State's Inspector's Report and the newly adopted Mid Sussex District Plan in relation to this application, and all Members were in full agreement with the points raised by Mr Brewer. The Committee thanked Mr Brewer for his detailed report.

The Mid Sussex District Plan has been adopted in the time between the Inspector's Report being issued and the submission of the current application. Therefore the

situation has changed as MSDC now has in excess of a 5 year land supply, and Hassocks is making its own contribution to meeting this supply. Furthermore there are policies in the District Plan which protect the countryside and the local gaps.

The Committee expressed considerable concern over the proposal to install a railway bridge. The proposed bridge will be a considerable expense and it is likely that much of this cost will be funded from S106 contributions, thus reducing the funds available for other community projects. It was agreed that whilst a bridge would allow a safe crossing over the railway line, this would be restrictive to many sectors of the community due to the climb. Those with mobility difficulties, reduced fitness levels, using pushchairs or with young children walking would find the steps a significant challenge if not inaccessible. Therefore it is difficult to consider that this bridge would serve the community as a whole.

The Committee unanimously agreed to recommend this application for refusal, given that Mid Sussex District Council has identified a five year housing supply and that Hassocks has met its commitments in the supply of land and housing for the full plan period. Therefore the application is in direct conflict with District Plan policies DP 12, 13 and 15 and Mid Sussex District Council has a responsibility to apply these policies to protect the countryside in Hassocks. The Committee also recommend refusal due to concern that the installation of a railway bridge is of limited community benefit.

Response: RECOMMEND REFUSAL.

The following set out why Hassocks Parish Council recommends that this application should be refused:

**1. There is no requirement for additional housing in Hassocks, and there is no presumption in favour of development.** Mid Sussex District Council adopted the Mid Sussex District Plan 2014-2031 at its meeting on 28th March 2018, this therefore impacts on the previous statements made in the Inspector's Report following a Public Local Inquiry on a virtually identical application at the same location in June 2017.

District Plan Policy DP6 – Settlement Hierarchy.

*"Based on the overall housing requirement, the minimum housing requirement for each settlement for the first 8 years of the Plan (until 2021/22) can be calculated; this is the 5-year supply period at the time of adoption. On this basis, the majority of settlements have sufficient commitments to meet their need until at least 2021/22. Therefore, the District Plan requirement at 876dpa to 2023/24 does not suggest that Neighbourhood Plans will necessarily need to be reviewed within the next 5 years (as at April 2017) to meet housing supply, although Town and Parish Councils may choose to do so in order to boost supply, or to meet need for the full plan period to 2031.*

*Some settlements (..... Hassocks.....) have already identified sufficient commitments/completions to meet their minimum housing requirement for the full plan period and will not be expected to identify further sites within their Neighbourhood Plans."*

Extracts from the Inspector's Report dated 1 March 2018. Paragraph 12 states that "For the reasons given..... the Secretary of State agrees with the Inspector that limited weight should be given to the emerging Hassocks Neighbourhood Plan (HNP) until the new housing figures for the MSDP have been settled."

Given that those numbers have now been finalised, it would imply that greater weight should now be given to the emerging Hassocks Neighbourhood Plan. The proposed development would be located within the Burgess Hill gap, as defined in Policy 1 of the Regulation 16 Hassocks Neighbourhood Plan, and is thus contrary to Policy 1- Burgess Hill Gap, of the Regulation 16 Draft Hassocks Neighbourhood Plan.

Furthermore given that Mid Sussex District Council has identified a five year housing supply and that Hassocks has met its commitments in the supply of land and housing for the full plan period, this application is in direct conflict with the following District Plan policies which Mid Sussex District Council has a responsibility to apply to protect the countryside in Hassocks:

**DP12 Protection and Enhancement of the countryside** (Supersedes Policy C1 Protection of the Countryside in LP)

Inspector's Report extract:

IR par. 20. *"On the proposals map16, the application site is outside the built-up area boundary of Hassocks, and within a Countryside Area of Development Restraint (CADR). Policy C1 states that the CADR will include all of the plan area outside the defined settlement boundaries, and that within such areas, the countryside will be protected for its own sake, and development firmly resisted.*

IR par. 32. *"The southern half of the site is proposed to be allocated as a Local Green Space (LGS). Policy 3 seeks to protect the proposed LGSs from development that would conflict with their purpose."*

District Plan Policy DP12 extract:

*"To create places that encourage a healthy and enjoyable lifestyle by the provision of first class cultural and sporting facilities, informal leisure space and the opportunity to walk, cycle or ride to common destinations. The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:*

- it is necessary for the purposes of agriculture; or*
- it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan."*

Hassocks has lost significant green space to development (notably at Ham Fields) and to lose Friars Oak fields in addition would severely restrict residents in their access to local green space. Therefore, **we conclude that application DM/18/2342 is in direct conflict with District Plan Policy DP12 and should be refused on that ground. As the District has a five year land supply this application can only be considered on its merits, without any presumption in favour of development. In our opinion, conflict with policy DP12 on its own is sufficient to warrant refusal.**

**DP13 Preventing Coalescence** (Supersedes C2 Strategic Gap in LP)

Inspector's Report extract:

IR 21. *"The site is also within a defined Strategic Gap, between the villages of Hurstpierpoint, Hassocks and Keymer and the town of Burgess Hill. Policy C2 states that the Strategic Gaps will be safeguarded, in order to prevent coalescence and retain the separate identity of settlements."*

IR 31. *"On the proposals map, the application site is shown outside the settlement boundary, and within a proposed Burgess Hill Gap. Policy 1 states that the Burgess Hill Gap will be safeguarded to prevent coalescence and to retain the settlements' separate identities."*

District Plan Policy DP13 extracts:

*"The individual towns and villages in the District each have their own unique characteristics. It is important that their separate identity is maintained. When travelling between settlements people should have a sense that they have left one before arriving at the next."*

*Provided it is not in conflict with Policy DP12: Protection and Enhancement of the Countryside, development will be permitted if it does not result in the coalescence of settlements which harms the separate identity and amenity of settlements, and would not have an unacceptably urbanising effect on the area between settlements."*

**This proposed application is therefore in conflict additionally with MSDC policy DP13 Preventing Coalescence, therefore Hassocks Parish Council considers it should be refused on these grounds.**

#### **DP15 New Homes in the Countryside**

Inspector's Report extract:

IR par. 20. *"On the proposals map<sup>16</sup>, the application site is outside the built-up area boundary of Hassocks, and within a Countryside Area of Development Restraint (CADR). Policy C1 states that the CADR will include all of the plan area outside the defined settlement boundaries, and that within such areas, the countryside will be protected for its own sake, and development firmly resisted."*

IR par. 32. *"The southern half of the site is proposed to be allocated as a Local Green Space (LGS). Policy 3 seeks to protect the proposed LGSs from development that would conflict with their purpose."*

District Plan Policy DP12 extract:

*"To create places that encourage a healthy and enjoyable lifestyle by the provision of first class cultural and sporting facilities, informal leisure space and the opportunity to walk, cycle or ride to common destinations. The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:*

- *it is necessary for the purposes of agriculture; or*

*• it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.”*

Further extracts from the Inspector’s Report Para. 9. State that “The Secretary of State considers that the ... most relevance to this case are those set out at IR18--21, and ...he agrees with the Inspector’s conclusions at IR151 that the proposed scheme would conflict with Policies C1 and C2 of the MSLP.

**As the proposed application meets none of the criteria to constitute a development under policy DP12, Hassocks Parish Council considers it cannot be approved as a development under this policy.**

## **2. Proposal for the provision of a footbridge across the railway.**

The provision of a footbridge bridge will be a considerable expense and it is considered likely that much of this cost will be funded from S106 contributions, thus reducing the funds available for other community projects.

The gradient and height required for this footbridge would be restrictive to many sectors of the community due to the climb. For example those with mobility difficulties or reduced fitness or health, those using pushchairs or parents/carers walking with young children would find the bridge a significant challenge if not inaccessible. Therefore it is difficult to maintain that this bridge would serve the community as a whole, nor is it a good use of S106 funds.

**Hassocks does not therefore consider the proposed footbridge is either a good use of funds, nor removes a flaw in the development proposal so as to make the proposed building development acceptable. On the contrary, the proposed development is fundamentally at odds with District Plan policies, and it cannot be made acceptable by the addition of a footbridge. Our overall conclusion therefore, is that the plan should be refused owing to conflict with District Plan policies and the false carrot of a footbridge is irrelevant to this conclusion.**

Eleven members of the public left.

**DM/18/2316 50 Church Mead, Hassocks. Proposed Loft conversion with hip to gable at rear, side dormer and veluxes.** (Lawful Development Certificate). The Committee noted that in addition to this application, there was also a full planning application for 50 Church Mead on the agenda, (ref DM/18/2381). Therefore it was agreed to consider the applications consecutively. Response: RECOMMEND REFUSAL. This proposed development is a large overbearing extension and the Committee was particularly concerned that the side windows would be intrusive to the neighbouring property. Therefore should this application be granted it is recommended that opaque glass is stipulated for these windows.

**DM/18/2381 50 Church Mead, Hassocks. Proposed single storey rear extension together with garage conversion.** RESPONSE: The Committee agreed that this extension alone, without the additional Lawful Development, would be an acceptable development. However if the application DM/18/2316 (Proposed loft conversion with hip to gable at rear, side dormer and veluxes) for the same property were approved by MSDC, then a recommendation for REFUSAL is made by Hassocks Parish Council on the

grounds that the total development would be overbearing and unneighbourly, and therefore contrary to Policy 8, Character and Design of the Regulation 16 Draft Hassocks Neighbourhood Plan.

**DM/18/2352 121 Grand Avenue, Hassocks. Loft conversion with side dormer and rear gable.** (Lawful Development Certificate). Response: RECOMMEND REFUSAL. The proposed development is overbearing and unneighbourly to the adjacent property, and therefore contrary to Policy 8, Character and Design of the Regulation 16 Draft Hassocks Neighbourhood Plan.

**DM/18/2368 28 Dale Avenue, Hassocks. Demolition of sun room with proposed single storey rear extension.** After an extensive discussion the Committee took a vote on this application. Three members voted in favour, two against and one abstained. Response: RECOMMEND APPROVAL.

**DM/18/2462 4 Little Copse Road, Hassocks. Rear single storey extension, side extension above garage and a front porch.** Response: RECOMMEND APPROVAL.

**DM/18/2446 2 The Close Hassocks. Proposed single storey, 2 bed roomed annex for ancillary accommodation to main dwelling in rear garden.** RECOMMEND REFUSAL. With consideration to the materials and structure proposed it is out of character with other properties in the area and therefore considered that the proposed application is contrary to Policy 8, Character and Design of the Regulation 16 Draft Hassocks Neighbourhood Plan.

**DM/18/2567 15 Newlands Close, Hassocks. Demolition of conservatory with single storey rear extension.** RESPONSE: The Committee agreed that this extension alone, without the additional Lawful Development application, would be acceptable development. However if the Lawful Development application for a Loft conversion with side dormers and rear gable for the same property were approved, then a recommendation for REFUSAL would be submitted by Hassocks Parish Council on the grounds that the total development would be overbearing and unneighbourly and therefore contrary to Policy 8, Character and Design of the Regulation 16 Draft Hassocks Neighbourhood Plan.

**DM/18/2574 15 Newlands Close, Hassocks. Loft conversion with side dormers and rear gable.** (Lawful Development Certificate). RECOMMEND REFUSAL. This proposed development is a large overbearing extension and the Committee was particularly concerned that the side windows would be intrusive to the neighbouring property. Therefore the application is contrary to Policy 8, Character and Design of the Regulation 16 Draft Hassocks Neighbourhood Plan.

**DM/18/2615 16 London Road, Hassocks. Two storey tiered rear extension to replace existing conservatory.** Porch to front. Insertion of first floor window to existing side elevation. Response: RECOMMEND APPROVAL

**SDNP/18/02986/HOUS Shadows, Spring Lane, Clayton. Garden studio building to replace existing garden building.** Response: RECOMMEND APPROVAL

**SDNP/18/03160/FUL The Coach House, Underhill Lane Clayton. Reconfigure existing internal layout of the central section of the south wing and construct 2 no. dormers and 2 no. roof lights.** Response: RECOMMEND APPROVAL; however this recommendation is subject to the proviso that the siting and glazing of the dormers should respect and maintain the privacy of neighbouring properties, by being frosted.

**P18/29**

**RESOLVED** that the observations on the planning issues as agreed above be submitted to the relevant Planning Authority for consideration

P18/30

**DECISION NOTICES**

The following APPROVALS were noted:

- DM/18/1551                    3 Beaconhurst, Hassocks, BN6 8RE
- DM/18/1173                 Corrie Beag, South Bank, Hassocks
- DM/18/1772                 Flat 8 Rose Court, North Bank, Hassocks
- DM/18/1874                 73 Downs View Road, Hassocks, BN6 8HY
- DM/18/2008                 2 Abbots Close, Hassocks, BN6 8PH
- DM/18/1720                 10 Wilmington Way, Hassocks, BN6 8QB
- DM/18/1709                 Lochbuie, 3 Clayton Ave, Hassocks,
- DM/18/1674                 Keymer Stores, 103A Keymer Road, Hassocks
- DM/18/1934                 20 Ockley Lane, Hassocks, BN6 8BB

The following notification of GENERAL PERMITTED DEVELOPMENT was noted:

- DM/18/2186                    28 Dale Avenue, Hassocks, BN6 8LP

The following Certificate of Lawful use or Development (proposed) was noted;

- DM/18/1815                    31 Bonnywood Road, Hassocks, BN6 8HP
- DM/18/1598                    57 The Quadrant, Hassocks, BN6 8BS

P18/31

**CORRESPONDENCE. SOUTH DOWNS NATIONAL PARK AUTHORITY (SDNPA) – LOCAL HERITAGE LIST.** Members were invited to note correspondence from the South Downs National Park Authority regarding the creation of a Local Heritage List. The Committee noted the correspondence and were in full support of the creation of such a List. There were no comments to submit.

P18/32

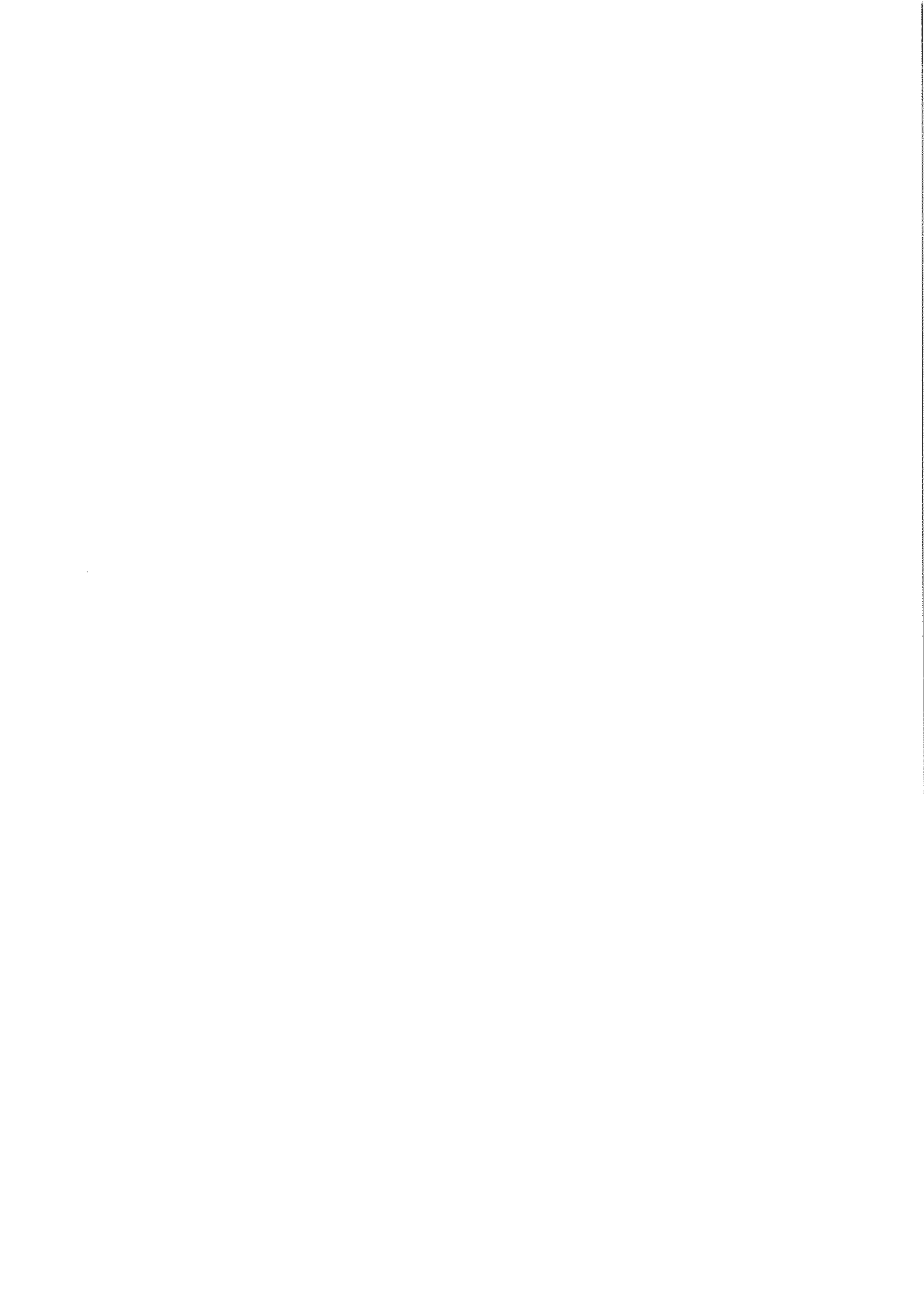
**URGENT MATTERS at the discretion of the Chairman for noting and/or inclusion on a future agenda.** There were no urgent matters.

P18/33

**DATE OF NEXT MEETING** Monday 30 July at 7.30 pm

There being no other business the Chair closed the meeting at 8.45pm.

Chairman..... Date.....







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**Parish Council Agenda Item 5.1 DM/18/2342 Land to the rear of  
Friars Oak London Road Hassocks on the 9<sup>th</sup> July 2018.**

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**Compiled by:** Mr. R P Brewer CEng. MIMechE.

9<sup>th</sup> July 2018.

**Introduction:**

Extracts from Secretary of State's, Inspector's Report dated 1 March 2018, from a Public Local Inquiry on 6-8 June 2017, ref. APP/D3830/V/17/3166992.

SoS par. 9. *"The Secretary of State considers that the .... most relevance to this case are those set out at IR18-21, and ...he agrees with the Inspector's conclusions at IR151 that the proposed scheme would conflict with Policies C1 and C2 of the MSLP.*

*Emerging plan*

SoS par. 12. *For the reasons given..... the Secretary of State agrees with the Inspector that limited weight should be given to the emerging Hassocks Neighbourhood Plan (HNP) until the new housing figures for the MSDP have been settled."*

**Discussion:**

- 1. Mid Sussex District Council adopted the Mid Sussex District Plan 2014-2031 at its meeting on 28th March 2018.**
- 2. Local Plan Policies are replaced by a District Plan Policy update.**
- 3. MSDC has provided the relationship between LP and DP Policies.**
  - DP12 Protection and Enhancement of the countryside – Supersedes C1 Protection of the Countryside in LP.
  - DP13 Preventing Coalescence - Supersedes C2 Strategic Gap in LP.
- 4. Relevant Policies.**
  - DP6 Settlement Hierarchy.
  - DP15 New Homes in the Countryside

## **DP12 Protection and Enhancement of the countryside - previously LP Policy C1.**

Inspector's Report extract:

IR par. 20. "On the proposals map<sup>16</sup>, the application site is outside the built-up area boundary of Hassocks, and within a Countryside Area of Development Restraint (CADR). Policy C1 states that the CADR will include all of the plan area outside the defined settlement boundaries, and that within such areas, the countryside will be protected for its own sake, and development firmly resisted.

IR par. 32. "The southern half of the site is proposed to be allocated as a Local Green Space (LGS). Policy 3 seeks to protect the proposed LGSs from development that would conflict with their purpose."

District Plan Policy DP12 extract:

*"To create places that encourage a healthy and enjoyable lifestyle by the provision of first class cultural and sporting facilities, informal leisure space and the opportunity to walk, cycle or ride to common destinations.*

*The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:*

- *it is necessary for the purposes of agriculture; or*
- *it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan."*

## **DP13 Preventing Coalescence - previously LP Policy C2.**

Inspector's Report extract:

IR 21. "The site is also within a defined Strategic Gap, between the villages of Hurstpierpoint, Hassocks and Keymer and the town of Burgess Hill. Policy C2 states that the Strategic Gaps will be safeguarded, in order to prevent coalescence and retain the separate identity of settlements."

IR 31. "On the proposals map, the application site is shown outside the settlement boundary, and within a proposed Burgess Hill Gap. Policy 1 states that the Burgess Hill Gap will be safeguarded to prevent coalescence and to retain the settlements' separate identities."

District Plan Policy DP13 extracts:

*"The individual towns and villages in the District each have their own unique characteristics. It is important that their separate identity is maintained. When travelling between settlements people should have a sense that they have left one before arriving at the next.*

*Provided it is not in conflict with Policy DP12: Protection and Enhancement of the Countryside, development will be permitted if it does not result in the coalescence of settlements which harms the separate identity and amenity of settlements, and would not have an unacceptably urbanising effect on the area between settlements."*

## **DP6 Settlement Hierarchy.**

District Plan Policy DP6 extracts:

*“Based on the overall housing requirement, the minimum housing requirement for each settlement for the first 8 years of the Plan (until 2021/22) can be calculated; this is the 5-year supply period at the time of adoption. On this basis, the majority of settlements have sufficient commitments to meet their need until at least 2021/22. Therefore, the District Plan requirement at 876dpa to 2023/24 does not suggest that Neighbourhood Plans will necessarily need to be reviewed within the next 5 years (as at April 2017) to meet housing supply, although Town and Parish Councils may choose to do so in order to boost supply, or to meet need for the full plan period to 2031.*

*Some settlements (..... Hassock.....) have already identified sufficient commitments/ completions to meet their minimum housing requirement for the full plan period and will not be expected to identify further sites within their Neighbourhood Plans.”*

Extract: Settlement Table included in Policy DP6 for Hassocks:

- *“Settlement – **Hassocks***
- *Minimum Requirement over Plan Period (Based on stepped trajectory) – **882***
- *Commitments / Completions<sup>3</sup> (as at April 1st 2017) – **882***
- *Minimum Residual from 2017 onwards (accounting for commitments and completions) - **N/A**”*

## **DP15 New Homes in the Countryside - previous LP Policy H11.**

District Plan Policy DP15 extracts:

*“Provided that they would not be in conflict with Policy DP12: Protection and Enhancement of the Countryside, new homes in the countryside will be permitted where special justification exists. Special justification is defined as:*

- *Where accommodation is essential to enable agricultural, forestry and certain other full time rural workers to live at, or in the immediate vicinity of, their place of work; or*
- *In the case of new isolated homes in the countryside, where the design of the dwelling is of exceptional quality and it enhances its immediate setting and is sensitive to the character of the area; or*
- *Affordable housing in accordance with Policy DP32: Rural Exception Sites; or*
- *The proposed development meets the requirements of Policy DP6: Settlement Hierarchy.”*

## **Conclusion:**

Given the community of Hassocks has already identified sufficient commitments/ completions to meet their minimum housing requirement for the full plan period as detailed in the adopted **MSDC’s District Plan**, FOFRA would ask the Parish Council to consider our objections to this planning application.

Thank you.

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