

Clerk: Ms Liz Gander  
 Tel: 01444 471898



Parish Council Office  
 The Cock Inn  
 North Common Road  
 Wivelsfield Green  
 RH17 7RH

## Minutes of the Extra-Ordinary Parish Council Meeting Held Wednesday 24 January 2018 8pm, Wivelsfield Church Room

Agenda Item	Description	Resolved
<b>Present:</b>	Councillors Stoner (Vice-Chair), van Bochove and Pascoe. Liz Gander (Clerk). Lorna Thwaites (Assistant Clerk) and approximately twenty members of the public.	
<b>Open Forum:</b>	<p>Councillor Stoner – as Chair of the meeting – welcome everyone present and introduced members of the Council.</p> <p>The members of the public present (residents of Theobalds Road) had attended to make representation to the Parish Council about their concerns regarding the Local Plan Part 2, which – with proposals as they stand – would impact adversely on those living in Theobalds Road.</p> <p>Residents concerns were wide-ranging, but focussed on:</p> <ul style="list-style-type: none"> <li>• Planning officers’ seeming lack of familiarity with Theobalds Road and the proposed Oakfields site.</li> <li>• Lewes District Council’s (LDC) apparent failure to properly assess the impacts of the proposed sites, as detailed within the tables in the Sustainability Appraisal, underpinning the Local Plan Part 2 document.</li> <li>• Loss of another greenfield site.</li> <li>• Difficulty of access and the impact on other residents and Theobalds Road itself, if construction traffic were to utilise the road.</li> <li>• The erroneous description of Theobalds Road as a ‘track’.</li> <li>• LDC’s claim that there are only twelve dwellings on Theobalds Road (residents say that there are 39).</li> <li>• LDC’s determination to change the planning boundary to incorporate the sites in western Wivelsfield, contrary to Policy 1 of the Wivelsfield Neighbourhood Plan.</li> <li>• The physical impossibility of creating pedestrian access to the site to link to Valebridge Road, (as had been identified as necessary within the Housing Site Options Report), which should therefore give an argument against the site’s inclusion.</li> <li>• The fact that the road has not been adopted.</li> <li>• The fact that residents have contributed to the cost of having the road surfaced. It has been made up to bridleway standards (in keeping with its designation as an ancient bridleway), not highway standards and residents would not wish to see this destroyed by construction traffic and an increased number of vehicle movements generated by more properties.</li> <li>• Safety is an issue, both on Theobalds Road itself and for traffic entering/leaving the road from/onto Valebridge Road. The road is a busy bridleway, used not only by residents and the businesses occupying</li> </ul>	

premises there, but also by pedestrians, dog walkers, horse riders, bird watchers, runners and a myriad of people who value the road as an access point to the green corridor that links western Wivelsfield with the hamlet of Wivelsfield.

- The proposal to erect ten houses on a site which currently accommodates one, would be in direct contravention of Policy 5 of the Wivelsfield Neighbourhood Plan, which requires development to be in keeping with its surroundings.
- LDC's determination to refer to this area as 'edge of Burgess Hill' therefore seeming to divorce it from the rest of Wivelsfield Parish.
- The Oakfields proposal would have a significantly negative effect on strategic objective 9 'environment', as identified in the Sustainability Appraisal, since the entrance to Oakfields is directly opposite the Grade 2 listed Theobalds Farm. Theobalds Road is also home to a second Grade 2 listed building, Antye Farm, the environment of which would be similarly spoiled by increasing traffic on the road.
- When the Orchard Close development was built, a 10m buffer was required between it and the rear of Theobalds Farm. It is therefore argued that an absolute minimum of a 10m buffer should be provided at the front.
- One of the arguments as to the sustainability of the site is the fact that it would deliver an affordable housing element. However, since a) the Parish has met its requirement for affordable housing and b) to be in line with policy 5 of the Neighbourhood Plan, significantly fewer than 10 houses would need to be built, the need for an affordable element (and therefore this argument in favour of the site's sustainability) is negated.
- Many of the surrounding properties are served by septic tanks and it is not believed that mains sewerage would be available.
- There used to be ditches all along Theobalds Road, many of which have now gone and, as a consequence, there are regularly flooding issues.
- LDC seems to have failed in its duty to co-operate as Burgess Hill Town Council had been entirely unaware of the consultation. Likewise, none of the consultation documents had been available at Burgess Hill library, despite this being the natural choice of library facility for those living in the area that would be affected by the Plan.

Former Chair to the Parish Council, Jason Stoner, had attended the meeting to help inform residents about the process that had been gone through during preparation of the Neighbourhood Plan and to give them the benefit of his experience of planning related matters and the kind of arguments which hold most weight. He was very helpful in answering some of the residents' questions.

Residents had written to LDC to request an extension to the consultation period, to allow for more carefully researched, complete responses to be submitted, but this had been declined by the Head of Planning this evening.

Residents also appealed to the Parish Council to submit a much stronger response and to ensure that any future consultations or communications affecting the western part of Wivelsfield are flagged up with the Theobalds Road Residents' Association.

In turn, the Parish Council urged residents to read the Wivelsfield News, keep an eye on its meeting agendas, (posted on the notice board in Theobalds Road or on its website) and to come along to meetings or join the

		Parish Council.	
<b>1</b>		<b>Apologies for Absence</b> Apologies had been received from Chairman Ian Dawson and Councillor Stella Phillips.	Councillors' apologies accepted.
<b>2</b>	a b	<b>Declarations of Members' Interests</b> To receive declarations of interest from Councillors on items on the agenda To receive (and grant if appropriate) written requests for dispensations for disclosable pecuniary interests	None noted.
<b>3</b>	a b	<b>Local Plan Part II Consultation</b> <u>To discuss representations made by residents</u> - The Council discussed the various issues with residents and identified the key points which it felt would merit reiterating. <u>To consider whether the Council wishes to make further comments to the consultation, to supplement its response of 9 January</u> - the Council resolved to make two further responses to LDC, the first to supplement its comments from 9 January, the second to comment specifically on the Sustainability Appraisal. The Council's comments focussed on: 1. Highlighting that the Council is deeply unhappy at LDC's persistence in driving a wedge between Wivelsfield and the 'edge of Burgess Hill' by use of this terminology. 2. Pointing out the inaccuracies in the Plan documents. Theobalds Road is not a 'track'. 3. Noting that Theobalds Road is an ancient bridleway, used by a lot of people. 4. Highlighting the error in the number of properties said to be on Theobalds Road. 5. Noting that the Oakfields proposal breaches Policy 5 of the Wivelsfield Neighbourhood Plan. 6. Reiterating that LDC is proposing significant changes to the planning boundary, in conflict with Policy 1 of the Neighbourhood Plan. 7. Noting that there is no mains sewerage to link into. 8. Submitting a response in relation to the Sustainability Appraisal, identifying that the two sites in the west of Wivelsfield appear not to have been properly assessed against all relevant sustainability objectives.	Additional responses to the Local Plan Part 2 were agreed.
<b>4</b>		<b>Date of Next Meeting</b> Monday 5 February – Parish Council Meeting	

The Chair thanked everyone for attending, the Parish Council was in turn thanked by residents for taking the time to meet. The meeting closed at 9.48pm.