

Minutes of the Extra-Ordinary Meeting Held Monday 2nd January 2024

7pm, Renshaw Room, Wivelsfield Village Hall

Agenda Item	Description	Resolved
Present:	Parish Councillors: H Martin (Chair), D Cumberland (Vice-Chair), C Broad, I Haffenden, R Morris, S Morris & N Turner. Liz Gander (Clerk) and one member of the public.	
1	<p style="text-align: center;">Apologies for Absence</p> District Councillor Zoe Nicholson had sent her apologies.	
2	<p style="text-align: center;">Declarations of Members' Interests</p> 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.
3	<p style="text-align: center;">Public Forum</p> Members of the public are invited to put questions to or draw relevant matters to the attention of the Council, prior to the commencement of business. This is for a period of up to fifteen minutes and may be restricted to three minutes per person if necessary.	No items raised.
4	<p style="text-align: center;">Planning Matters</p> <p style="text-align: center;">Applications considered at the meeting:</p> <p>a <u>LW/23/0756 - Farm View, South Road</u> - Erection of single storey rear extension and alterations to fenestration.</p> <p>b <u>LW/23/0751 - Baldocks Garage, Ditchling Road</u> - Change of use from showroom (sui generis) to retail shop (use class E). Whilst the Council acknowledged that this proposal could adversely impact the village shop, it believed that there were no planning grounds upon which to object to it.</p> <p>c <u>LW/23/0736 - Cads Valebridge Road</u> - Demolition of existing bungalow and erection of two storey dwelling house.</p> <p>d <u>LW/23/0762 - 8 Blackmores</u> - Proposed extension to replace existing conservatory and partial garage conversion to form utility.</p> <p style="text-align: center;">Other Planning Matters</p> <p>e <u>Consultation on Lewes Local Plan - 'Towards a Lewes Local Plan: Spatial Strategy and Policy Directions'</u> - to discuss the above consultation and compile a Council response.</p> <p>The Council discussed the above document and supporting documents at length and highlighted parts where it felt there were inaccuracies, inconsistencies and areas that needed to be strengthened. The Council</p>	<p>To support the application.</p> <p>To support the application.</p> <p>To submit a neutral comment.</p> <p>To support the application.</p> <p>The Council discussed various points to be made</p>

	<p>acknowledged the difficulty for Lewes District Council of balancing the different and competing priorities in respect of development and the need to find locations for significant numbers of new homes. It however believed that:</p> <ul style="list-style-type: none"> - Clear priorities need to be set, showing which policies have precedence over others - More needs to be done to create truly affordable homes for local people, perhaps via the building/acquisition of more Council-owned social housing and development of rural exception sites. - The housing numbers required should primarily be met through the intensification of development in existing urban centres, which have the necessary infrastructure to support them. - There should be clear criteria showing how the viability of developments will be assessed, to minimise developers claiming an inability to meet certain policy requirements on viability grounds. - Supporting documentation seems inconsistent by, on the one hand showing Wivelsfield Green as having high-medium site visibility within the Landscape Sensitivity Assessment 2023, but on the other identifying some sites as potentially deliverable and developable. - Wivelsfield has already taken more than its share of new development. Not only have the numbers of new dwellings built or approved significantly outweighed the 100 previously identified by Lewes District Council as the upper limit for sustainable development within the service village of Wivelsfield Green. Overall development within the Parish has been hugely disproportionate to its size, relative to other places within the District. - There is little justification for continuing to target development at the fringes of the Parish, adjacent to Haywards Heath and Burgess Hill when the FAQs document for the current LDC Local Plan consultation indicates that any development on the edges of these settlements is likely to be considered by a planning inspector as fulfilling the housing requirement for Mid Sussex, irrespective of which side of the boundary they sit. - Infrastructure needs to be in place before new developments are built. - Developer contributions towards infrastructure need to be spent in the areas for which they are given. <p>The Council reviewed the Wivelsfield Parish map showing potential development sites put forward by landowners and reviewed within the LDC Land Availability Assessment. Whilst the sites, as presented, simply</p>	<p>to Lewes District Council (LDC) in response to the consultation (as summarised).</p> <p>The Clerk to draft the responses collated so far & circulate to members.</p> <p>Further discussion to take place at the Parish Council meeting on 15th January.</p> <p>The Clerk to ascertain the rationale and</p>
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5		Items for Noting or Inclusion on Next Agenda	None noted.
6	a	<p>Date of Next Meeting Monday 15th January 2024 – Parish Council Meeting</p>	