



EAST WITTERING & BRACKLESHAM PARISH COUNCIL

Minutes of the meeting of the Planning Committee

Monday 28th November at 9.30am at BRACKLESHAM BARN, Beech Avenue, Bracklesham

Bay, PO20 8HU

PRESENT: Councillors: Cllr. Pamela Kensington (PK)
Cllr. Joe O'Sullivan (JOS)
Cllr. Brian Reeves (BR)
Cllr. Alan Whitcher (AW)
Cllr. Doug Holden (DH)

APOLOGIES:

IN ATTENDANCE: Sam Tate, Parish Clerk, Tracey Glithero, Deputy Clerk, 2 representatives from Barratt Homes.

ABSENT: Cllr. Mike Dicker (MD)

22.124 Apologies for absence

None

22.125 Declarations of interest.

None

22.126 Minutes of the Committee meeting held on 7th November 2022.

The minutes of the meeting held on 7th November 2022 were confirmed as a correct record and signed by the Chairman.

22.127 Matters arising from the last Committee meeting not included elsewhere on the agenda.

None.

22.128 Public questions.

None

22.129 Applications considered at this meeting:

The Committee raised NO OBJECTION to the following applications:

22.129.1. Ref. No: 22/02747/PLD Tamarisk Farm Road Bracklesham West Sussex PO20 8JU 2 no. single storey side extensions and internal reconfiguration. Extend driveway/parking.

The Parish Council requested that a dropped kerb for the front parking area should be incorporated into the design and made a part of the planning application. Any driveway and parking areas must be surfaced in a permeable material.

The Committee OBJECTED the following applications, which they considered at the same time:

22.129.2. Ref. No: 22/02235/OUT. Land At Stubcroft Farm Stubcroft Lane East Wittering Chichester West Sussex PO20 8PJ. Outline application (with all matters reserved except Access) for the construction of sheltered living accommodation.

22.129.3. Ref. No: 22/02214/FULEIA. Stubcroft Farm Stubcroft Lane East Wittering Chichester West Sussex PO20 8PJ. Erection of 280 no. residential

Bracklesham Barn, Beech Avenue, Bracklesham Bay, East Wittering, PO20 8HU
Telephone: 01243 673588. enquiries@eastwitteringbrackleshampc.org.uk

VAT reg. no. 135837105



EAST WITTERING & BRACKLESHAM PARISH COUNCIL

dwellings (including affordable housing), associated highway and landscape works, open space and flexible retail and community floorspace (Use Classes E and F).

The applicant attended the meeting and made a representation to the committee. They advised that the application for sheltered housing is in outline form as Barratt do not normally build this kind of development and will look to sell the site on to a specialist developer if planning permission is granted. It sits within the wider scheme and meets an identified need within the community and will provide supported living. It will have shared access with the main site.

The main development is for 280 mainly two homes with a small number of bungalows Barratt have consulted widely with the community. They have completed a full EIA on the site, mainly to allay concerns locally about the impact on wildlife and the environment. The Manhood had previously been identified as a strategic development area in the current local plan – the developments have been assessed against the interim planning policy statement whilst the local plan is updated and they feel that it meets the criteria for approval.

The application is very detailed and will hopefully deliver what the community have requested, incorporating lots of open space and community facilities. It incorporates biodiversity net gain of approx. 10% within the site. The Northern area of the site includes an area for employment and job creation – possibly via a shared or co-working space. The business classification sought is a very flexible use class and could also cover community, leisure or retail use. Barratt have received lots of positive community feedback about this element of the proposal. The plan at present is that the units will remain in the ownership and management of the current landowners, who already own and manage a number of commercial units nearby.

Discussions with the parish council regarding infrastructure improvements are ongoing – these include the provision of a school drop off area to help alleviate traffic concerns and the delivery of the land and works to connect Bracklesham Lane to Church Road via an off-road cycle/pedestrian path, subject to WSCC making a small strip of land on Bracklesham Lane available.

The scheme will also incorporate improvements to access and crossing points on Church Road. Barratt are happy to incorporate a pump track in the recreation ground where it adjoins the proposed new skatepark at Downview and to provide seamless connectivity so that it feels like one unified open



space. The open space will incorporate design features that follow the 'make space for girls' design principles.

The proposal incorporates a diverse mix of proposed housing styles and tenures, including social, affordable, shared ownership and first homes. Barratt are currently looking at amending the designs to see if some bungalows can be incorporated into the design, following comments from the CDC housing officer.

The proposed split is 70% affordable homes to rent, 30% affordable to purchase of which 35% will be first homes, the remainder will be shared ownership.

Q: What is the number of social rents in the development vs. affordable rent?

A: At present the proposal is for all affordable and no social rented. The council responded that we would like to see more locally available social rent properties, as the main requirement in the area is for one bedroom social rented properties (54 people on the local parishes housing waiting list out of a total of 84). Ideally we would like a social housing provider with existing properties in the area, as it makes it much more likely that we can get local housing officer support and help with community funding for activities. E.g. A2 Dominion and Clarion already have quite large property holding in the area.

Q: How will Barratt ensure that the pumps on the site will be maintained and kept serviced and in working order, rather than just responding when there is a service failure?

A: The applicant advised that Southern Water are being lobbied by various local developers, working together to try and get Southern Water to commit to upgrading the local sewage and water network to deliver the capacity increases needed to support the development and ensure that promised connections are provided at a suitable capacity level.

Barratt advised that the system should be designed to ensure that the attenuation tanks do their job and contain most of the water and reduce discharge into the adjoining ditch. Regarding the maintenance of the pumps and open spaces, there will be a maintenance plan for all of the open spaces, including the pumps, and this will be the responsibility of the management company for the site to maintain. Pumping stations will be designed to an adoptable standard and should then become the responsibility of Southern Water to maintain and keep running.

Q: Can the management company contract be written in such a way that it



can only be delivered by a not for profit company? Can the contract be written in such a way that it compels CDC to employ an enforcement officer for the site for a number of days per month (e.g. 1 day) to ensure that the site is correctly managed?

A: The applicant was willing to explore if this would be possible.

Q: Can they respond to our concerns about the number of statutory consultees who have either objected to the proposal or requested further information before a decision can be made.

A: Barratt responded that they have only just seen the WSCC LLFA comments and have not yet had time to respond to them yet. National Highways had a meeting with them last week and they think that they can address their concerns. CDC economic development comments were also disappointing. CDC environmental health requested better soundproofing through design and layout –this will be addressed in the design and construction of the homes but will probably not change the scheme layout dramatically from that currently proposed.

Q: can they respond to our concerns that some of the proposed house designs (e.g. Foxglove) have very small windows.

A: All properties will be designed to meet current design standards, including window sizes and openings.

The applicant summed up by stating that they appreciate the difficulties facing the area with regards to new development pressures and they have tried to work with the council to deliver additional community benefits and infrastructure following a number of meetings with the Parish Council – if the scheme is approved, they would be keen to continue working with the parish in order to deliver community benefits.

*Committee decision: **OBJECT** – We have serious concerns regarding flood risk and drainage capacity for the development following the comments from WSCC as the lead local flood authority and regarding A27 network capacity following the comments from National Highways. We request the opportunity to reconsider the application should the opinion of the statutory consultees change following the provision of additional reports and information from the developer.*

22.130 To consider any new planning applications received since the preparation of this agenda.

None

22.131 To receive a report from the Clerk on planning decisions taken by this Committee and Chichester District Council since the last meeting.



EAST WITTERING & BRACKLESHAM PARISH COUNCIL

Decisions had been previously circulated.

22.132 **To receive any further information on enforcement enquiries and receive an update on any new enquiries.**

None.

22.133 **Urgent matters that the Chairman wishes to bring to the attention of the Committee.**

None

The next Planning meeting will be Monday 19th December 2022 at 9.30am at Bracklesham Barn.

Signed _____ Chairman Date _____