



WESTHAMPNETT PARISH COUNCIL

Serving Westhampnett, Maudlin and Westerton

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Minutes of the Westhampnett Parish Council Extraordinary Meeting held at 7pm on Friday 3rd January 2025 at Westhampnett Community Hall, Hadrian Drive, Westhampnett, PO18 0FP

Present:

Parish Councillors: Cllr W Holden (Chair), Cllr D Plummer (Vice Chair), Cllr T Ashcroft, Cllr S Burborough, Cllr J O'Meara, Cllr C McLeish, Cllr S James and Cllr N Jackson

The meeting was Clerked by The Chair – Minutes prepared by the Clerk, Beccy Anderson

41 members of the public attended & Cllr Jeremy Hunt

Minute No.	Item
1	<p><u>OPEN MEETING & TAKE APOLOGIES FOR ABSENCE</u> Cllr Holden opened meeting at 7pm. Apologies from Henry Potter. The Chair noted the Clerk was unable to attend (due to a lack of transport) and was going to join the meeting remotely but the Comm Hall Wi-Fi was not working.</p>
2	<p><u>DISCLOSURE OF INTERESTS</u> - None</p>
3	<p><u>PUBLIC QUESTION TIME</u></p> <p>The Chair thanked members of the public for attending and urged them to make a response to CDC re the application and gave a summary and background of the proposal:-</p> <p>265 dwellings (a mix of 2,3 & 4 bedroom dwellings, 30% of which will be affordable homes), 13 service self-custom plots, a MUGA, open spaces & allotment site at the Maudlin Farm site with vehicular access via Old Arundel Road.</p> <p>A meeting was held in February 2023 when the PC raised the following concerns:- Access via Old Arundel Road Provision of 3 Traveller pitches Impact on services such as schools, pharmacies Impact on local infrastructure such as water, sewage, telecoms South Downs Skies Policy Allotment provision</p> <p>The Timeline –Revised plans from Nov 24 and a meeting arranged by Henry Adams (with very short notice in December 24) before the submission for outline planning in January 2025. HA envisage planning determination by May 2026 with construction starting late 2026, with completion by 2030/2031.</p> <p>A MOP expressed their concern as to the access via Old Arundel Road A MOP expressed their concern for the residents living next to the mini roundabout which is not large enough for the use of construction vehicles, asking what else could those residents do apart from objecting to CDC re the proposal</p> <p>Cllr Hunt responded that WSCC Highways have not made any judgement as to the access via the mini roundabout at Old Arundel Road. WSCC will comment as a consultee on the planning application once it has been submitted, which will include Highways and comments as the Flood Authority re drainage. He suggested the residents living at the mini roundabout could obtain a surveyor report re the impact of the increased traffic levels on their properties. Cllr Hunt also pointed out that WSCC Highways need any objections to the application to adhere to strict technical guidelines as the developer could question any erroneous claims in an appeal.</p> <p>A MOP asked when WSCC will have finished commenting on the application.</p>

Cllr Hunt responded this was dependent upon when CDC had received and processed the application which should take a few months.

A MOP asked if the guidelines used by WSCC Highways were public information as this would be useful for making an objection to the application.

Cllr Hunt responded he would find out and assured the MOP the guidelines would be applied and explained the consultee and planning application process to the MOP.

The Chair commented that he thought the construction vehicles would be too large to use the mini roundabout

A MOP asked if the WSCC Highways comments would consider an assessment of the construction traffic use of the mini roundabout.

Cllr Hunt confirmed he would ascertain this once WSCC Highways were in the position to respond.

Derek M (DM) spoke to the meeting stating that CDC is currently working to update their Local Plan and is waiting for a report from the Planning Inspectorate. He commented that in Chichester there has historically been an under provision of land for housing. The new government's national planning policy published in December 2024 aims to increase housing provision which in turn will increase the targets for CDC, which will lead to a presumption to grant planning permission subject to compliance with other Local Plan Policies. He stated WSCC will go through a Highways Audit which will look at the wider transport network as well as the Westhampnett/Maudlin roads, also stating WSCC Highways have to power to direct CDC to refuse the application.

A MOP asked what data would be used for the Highways assessment stating that the data used when considering the RR application would need updating.

A MOP said the road usage could increase once the RR development was finished and in use.

A MOP stated the sewage would be pumped eastwards, past the super sewer and into the village sewage system.

The Chair commented on the traffic which would use Old Arundel Road would include not only the construction vehicles but access to the proposed Care Home which would result an intolerable level of traffic in the area.

A MOP asked why access from the A27 had not been considered.

DM responded that A27 access would need to be given by National Highways which seemed unlikely, also stating that the initial outline permission might not detail transport/traffic needs which if passed would result in making the next stage of the planning process for Reserved Matters much easier for the developer.

A MOP stated that access via Old Arundel Road would be the most commercially viable route for the development.

A MOP speaking for a neighbour whose property at the mini roundabout had been hit by vehicles on a number of occasions, asked if the PC had any further details regarding the proposed Care Home (which they hadn't) and where and when should residents send any responses.

The Chair responded that residents could comment to CDC once the planning application has been registered and on the CDC Planning Portal.

Cllr Hunt commented that all immediate neighbouring properties should receive notification of the application from CDC and residents can comment (in writing if wished) once the application is live on the CDC planning Portal.

A MOP commented they weren't sure whether the landowner of developer would be making the application.

DM stated it is can easier for a developer to gain outline permission without detailing access arrangements which would result in permission being granted before any Reserved Matters are dealt with.

A MOP asked whether it was feasible for any developer to work with other proposed developments at Temple Bar to create an access to the site in a different location.

A MOP asked what power do local residents have to influence any decision if all residents write similar responses to CDC and whether a property expert could help.

The Chair stated the weight (i.e. the number of responses) of responses could potentially help and urged residents to submit their own comments and the PC will be responding, taking onboard residents' comments. He suggested that residents (e.g. residents close to the mini roundabout) could get together to make a joint response.

	<p>DM recommended all residents individually respond with their objections and it could be useful to object as a group. If the application goes to an appeal that group could speak at an appeal as a 'rule 6 party'. He also asked residents to ensure any response refers to any planning policies. He also mentioned the issues of surface water drainage, the loss of agricultural land and ecology issues.</p> <p>Cllr Burborough commented that the PC had provided an amount in the budget for the use of a Planning Consultant which will be approved at the 13th January 2025 meeting. Cllr Hunt commented the proposed catchment areas for surface water and the amount of permeable surfaces might not be adequate for the site.</p> <p>A MOP commented that the water table is very high in the area of Dairy Lane resulting in flooding and the rest of the land at the Farm is not suitable for development as it is registered as wetland.</p> <p>A MOP concerned about road safety, asked if the development goes ahead and leads to further road traffic accidents at the mini roundabout would WSCC Highways intervene regarding the safety of the roads/mini roundabout.</p> <p>A MOP asked if the development goes ahead would residents be able to state to the PC what they would like to gain from the development.</p> <p>The Chair commented that the PC could ask for community enhancements to be provided by the developer such as upgraded footpaths and speed signage (as in the case for RR)</p> <p>Cllr Burborough commented that the PC can ask for community provisions in the S106 requirements for the development.</p> <p>DM commented that a S106 agreement would be linked to any outline permission granted (which the developer would be able to challenge) and could include e.g. funding for increased school places needed or any scheme to alleviate flooding.</p> <p>A MOP asked about the level of affordable housing.</p> <p>The Chair responded the developer is stating 30%</p> <p>DM commented that this amount could reduce if the developer doesn't regard it as viable</p> <p>A MOP asked if the PC would be petitioning The Goodwood Estate regarding releasing land to allow a different access to the proposed site</p> <p>Cllr Burborough commented there is a parcel of land (off Stane Street) that the Goodwood Estate has identified for future development stating her concerns are school places, access to doctors, safe cycling and access to bus stops.</p> <p>The Chair stated that the PC could contact the Goodwood Estate to ask if the land could be released with the potential of alleviating the access issues to the proposed site via Old Arundel Road</p> <p>A MOP asked about the possibility of compulsory purchase of land to achieve another access to the development.</p> <p>DM commented the average vehicle movements per household would be 6 every day – 1600 for the site every day and the solution to the increased traffic could be 3 way traffic lights at the mini roundabout. He also stated the Highways audit will be the biggest hurdle for the developers</p>
4	<p><u>PLANNING APPLICATION - MAUDLIN FARM DEVELOPMENT PROPOSAL</u> Construction of 265 dwellings and associated works and ancillary development</p> <p>The Chair thanked residents for attending the meeting, stating the development will be an item on the agenda for the full council meeting on 13th January 2025 and councillors have taken onboard all the comments made. These will be taken in account when the PC produces a response (once the application has been registered with CDC)</p> <p>The Chair urged all attending to make their own response to CDC re the development.</p>
5	<p><u>DATE OF NEXT PARISH COUNCIL MEETING:</u> Full Council meeting Monday 13th January 2025 7pm</p>
6	<p><u>CLOSE MEETING</u></p> <p>The Chair closed the meeting at 20.30pm.</p>

Signed

Date

