

Findon Parish Council

**Minutes of the Planning Committee Meeting held
15 February 2024 at 7.30 pm at Nepcote Hall**

Present: Cllrs Martin (Chairman), Hellett, Wilson, and Whitby.

In Attendance: Clerk Fiona MacLeod and members of the public.

Item No		Action By
	In the absence of Cllr Smith, Cllr Martin chaired the meeting.	
P 24.11	To receive and note apologies for absence	
	Apologies were received and noted from Cllrs Smith, Robinson, Gilbert, Peskett, and Kenna.	
P 24.12	Chairman's announcements	
	None.	
P 24.13	To sign as a correct record the Minutes of the meeting 18/1/2024	
	It was proposed and seconded that the minutes of the meeting held on 18 January 2024 be signed as a correct record.	
P 24.14	Declarations of Interest	
	None.	
P 24.15	Update on implementation of actions	
	The report was reviewed and noted.	
P 24.16	Public Question Time (PQT)	
	<p>PQT opened at 7.32pm.</p> <p>The participants raised concerns and issues regarding Agenda item P 24.17 a) SDNP/23/04993/FUL land at Elm Rise, summarised as follows:</p> <ul style="list-style-type: none">• Provision of affordable housing;• Drainage layout, configuration and mitigation of flood risk;• Future maintenance of the sustainable urban drainage system (SUDS);• Vehicular access and impact on local parking;• Environmental impacts; and• Responses awaited to the FPC letter to the SDNPA in August 2023. <p>Residents were encouraged to submit individual letters of objection to the SDNPA via its Public Access System.</p> <p>PQT closed at 7.44pm</p>	
P 24.17	To consider the following applications (responses to applications considered by the Planning Committee will be available to view on the South Downs National Park Authority (SDNPA) Public Access System. https://planningpublicaccess.southdowns.gov.uk/online-applications/)	
	<p>a) SDNP/23/04993/FUL – land at Elm Rise, Findon</p> <p>Erection of 16 dwellings (12 houses and 4 apartments), together with vehicular access and new open space .</p> <p>Councillors had reviewed the planning documents and site location. The Chairman provided background context to the site location and history.</p>	

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1

	<p>Detailed discussion took place on the proposed development and concerns. For ease of reference, the response submitted to the SDNPA is appended to the minutes.</p> <p>Resolved: that the Clerk informs the SDNPA that Findon Parish Council is unable to reach an informed judgement to either support or object to the application until areas of concern have been addressed.</p> <p>b) SDNP/24/00222/HOUS – 5 Steep Lane, Findon, BN14 0UF</p> <p>Retrospective permission for front roller shutter and side access doors to existing garage.</p> <p>Councillors had reviewed the planning documents and site location, and were aware of the previous planning history.</p> <p>Resolved: that the Clerk informs the SDNPA that Findon Parish Council raises no objection to the retrospective application.</p> <p>c) SDNP/24/00438/HOUS – 46 High Street, Findon, BN14 0SZ</p> <p>Councillors had reviewed the planning documents and site location.</p> <p>Resolved: that the Clerk informs the SDNPA that Findon Parish Council raises no objection to the application.</p>	<p>FM</p> <p>FM</p> <p>FM</p>
P 24.18	Review of the SDNPA Planning Applications List	
	The List (as previously circulated) was reviewed and decisions noted.	
P 24.19	Items for discussion (and future ratification if appropriate) at a future meeting None. The meeting closed at 8.10pm. Date of next meeting – 11 March 2024.	

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20/2/2024

Dear Ms Round,

SDNP/23/04993/FUL – Land at Elm Rise, Findon.

The above application was discussed at a meeting of the Planning Committee on 15 February 2024, where there was a lot of support from residents eager to express their views during Public Question Time. However, Findon Parish Council (FPC) feels that it is unable to reach an informed judgement to either support or object to the application until more details are available on the following major areas of concern:

- **Affordable Housing** – the application refers for a provision of 50% affordable housing, which is much welcomed. However, the caveat that ‘subject to being financially viable’ is not acceptable. Should the application be approved, it is essential that a Condition be applied and incorporated into the formal approval that 50% affordable housing must be provided. Furthermore, it must also accord with Policy HD2 of the in the Findon Neighbourhood Development Plan (FNDP) 2016-2035 (Amended February 2020) for allocation to people with a local connection. It is not clear if the affordable housing will comprise of rental/leasehold/freehold/shared ownership, or which dwellings these would be.
- **Surface Water/Drainage**– the site is on a very steep 1 in 8 incline and has previously flooded in heavy rain whilst used as a paddock. Should the development, and the loss of natural ground cover, go ahead, there is a genuine concern that pluvial flooding water etc as a result of climate change will inevitably find its way into the centre of the village. Policy ES2 in the FNDP refers. The drainage arrangements are unclear in so far that Southern Water has not confirmed that they are suitable and adequate. Both FPC and residents strongly feel that by connecting to the existing drainage system, this would overload it.
- **Future Management of Surface Water**- further details are required regarding the future management of the sustainable urban drainage system (SUDS) proposed for surface water. It is noted that para 15.3 of the Flood Risk Assessment and Surface Water Management Report states that the management and maintenance of the surface water drainage networks and SUDS features within the development site and plot boundaries will be by contractors appointed by the owners/residents of each of the new properties, where payments of the works will form part of the property deeds and/or rental agreements. Do the developers only intend to handover to a Residents Association once all the properties are occupied ?
- **Construction Environmental Management Plan** – the roads in the vicinity to the proposed site entrance at Elm Rise are narrow, with tight bends and visibility concerns. There must be a robust Plan approved before any construction can take place, in particular for large

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3

construction vehicles, utilities etc, as well as tree management for site access e.g. not damage any tree when on site, tree root protection area. Damage to the local roads and village centre caused by site vehicles must also be mitigated.

- **Traffic** – the application documentation states the development would have a ‘very limited impact on traffic movements’. FPC disputes this as the increase in traffic movements would cause a disruptive effect in adjacent roads, which are narrow and already congested with parked cars.
- **Landscape Led Design** – although the proposed development would clearly be seen from Long Furlong approaching the Findon roundabout and from Church Hill, no view-shot is shown in the application although there are many view-shots of the visible impact from footpaths.
- **Community Engagement** – a single event run by consultants took place in July 2023, which was well attended by residents and raised concerns and more questions than answers, some of which are still outstanding in the application documentation. The letter from FPC following the event is attached for information.
- **Outstanding Responses** – responses were not available at the time of the meeting regarding Highways and Trees.
- **Ecology Statement** – it was noted that there were outstanding items that FPC is therefore unable to comment. Residents also confirmed that there was a badger sett(s) on the land.
- **Site Location and Suitability** – the SDNPA will be aware that of all the parcels of land identified during the production of the Findon Neighbourhood Development Plan 2016 – 2035, the land at Elm Rise was the least acceptable (flooding, access, location) out of eight sites for potential development and it was also the only parcel of land outside the village boundary.

On a separate note, the Planning Notification Notices were not displayed at or near the location at the time of the FPC Planning Committee meeting.

Regards,

Fiona MacLeod

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16/8/2023

Dear Mr Ferguson,

Land east of Elm Rise, Findon

The Findon Parish Council (FPC) Planning Committee met on 20 July 2023 and an item on the Agenda was to discuss the Community Engagement (CE) presentation at the Findon Village Hall on 8 July 2023 regarding proposed development at Elm Rise.

It was noted that FPC was waiting for a response to its request as to whether pre-app advice had been provided by the South Downs National Park Authority (SDNPA) regarding possible development by Cayuga Homes. The CE event was hosted by Silverstone Communications Ltd on behalf of Cayuga Homes, and the presenters indicated that a pre-app was made at the beginning of 2023. Can you clarify this point please and provide FPC with a copy of the pre-app documentation.

There was a significant turn out by residents to both the CE event and the FPC Planning Committee where a number of concerns were raised as follows:

- The presentation itself seemed to be an enlarged version of the pamphlet sent to residents, although not everyone in the village received a pamphlet i.e. very little additional information was forthcoming;
- There remains concerns as to the route of the utility services, and in particular the drainage proposed for the new development. The presenters did not have any information regarding this important issue;
- There are trees protected by TPOs which the presenters were unaware of;
- The presenters were unable to identify any area which would be allocated for affordable housing, which FPC understands is part of the remit of the SDNPA;
- The information given by the presenters regarding Community Infrastructure Levy was incorrect;
- Why is there only one parking space proposed per house as this is not in keeping with the SDNPA policies;
- Why is there a footpath going north up Stable Lane;
- Part of the proposed entrance is over private land and would mean a very narrow entrance for construction traffic;

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5

- Residents are aware that the SDNPA intends to undertake a review of the South Downs Local Plan and have asked that any planning application received for this location be deferred until after the Review is published. Please can you confirm; and
- For absolute clarity for existing and new residents, please can you provide the rationale behind the SDNPA decision to consider Elm Rise as a possible development site when this was the least wanted site from the Neighbourhood Plan consultations.

Understandably, given the above concerns and the lack of knowledge of the CE presenters, whilst residents are aware that there is no planning application at the moment, they and FPC wanted to place on record their concerns and respectfully ask the SDNPA to take these into account should an application be submitted.

Since the FPC Planning Committee meeting was held, FPC has been made aware that there appear to be badger setts on the land.

I look forward to hearing from you.

Regards,

Fiona MacLeod