



# Compton Parish Council

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## **Notes from the Annual Meeting of Compton Parish Held on Wednesday 18<sup>th</sup> July 2018 at 7:00pm in Compton School and Community Hall**

### In attendance:

John Popplewell – Chairman, Compton Parish Council  
Karen Hillhouse – Hastoe Housing Group  
Nat King-Smith - Hastoe Housing Group  
James Brigden – Community Lead Housing Officer, Chichester District Council  
Viral Parikh – County Councillor, West Sussex County Council, Bourne Division

### Abbreviations used:

SDNP – South Downs National Park  
Hastoe – Hastoe Housing Association  
CDC – Chichester District Council  
WSCC – West Sussex County Council

### **Affordable Housing Project**

John Popplewell opened the meeting, thanking the many residents in attendance, and introducing Hastoe Housing Association.

Karen Hillhouse, gave a brief overview of the project as well as an update on progress since her presentation at the last Annual Meeting on 17<sup>th</sup> May 2017. Her overview included information on the government's rural exception policy that meant that in cases such as ours properties could be built on rural exception sites. She explained that new designs had been drawn up by Hastoe as a result of a pre-application planning meeting with SDNP held earlier in the year. That morning (18<sup>th</sup> July 2018) a design review panel of experts sent by SDNP but separate from their planning committee had visited the site, viewed the new plans and provided verbal feedback to Hastoes. A written report from them will follow.

Nat King-Smith, explained the new plans, which included four one-bedroom flats, one two-bedroom home and one three-bedroom home. He went on to give an overview of the comments received from the design review panel that morning. Further changes will need to be made to Hastoe's plans taking into account the written report from the group and also local comments. Locals were encouraged to either comment or write to Nat once they have studied the plans which will be made available as shortly as possible after the meeting on the Parish Council website:

[www.comptonpc.net](http://www.comptonpc.net). The pre-application reference number as well as a link to the SDNP website where details can be found by entering this number, such as the supporting statement etc will also be added to the Parish Council website. It was agreed at the meeting that the closing date for comments would be the 31<sup>st</sup> July.

Nat went on to point out that there was good support at SDNP for the concept in principle, but there was still a need to find agreement between the design review panel and SDNP planning officers as regards the final design.

*Questions from the floor:*

**What is the legal status of the planning review panel, how much weight does their opinion carry?**

As part of government policy most councils need to have a design review panel, but only some applications will need to receive such a review. As we are a 'rural exception site' which has been put forward by the Parish Council, it was considered necessary.

**Can our County Councillor help in moving the project forwards?**

Cllr Parikh pointed out that local planning is a matter for Chichester District Council. He would be happy to write to our local councillor.

**Why are there no representatives from SDNP present at the meeting?**

Nat stated that a representative from the national park did come to the meeting 2 years ago and that the SDNP authority is in favour of the proposal. Hastoe will need to complete their work to match the authority's requirements, before further representation is necessary.

**What are the projected completion dates for the project?**

Nat suggested:

2 months for the amended plans to be prepared and sent to SDNP, although the next planning submission dates for SDNP are not yet known

It is possible that building could commence in the first half of 2019

Build time will be approximately 10 months.

Thus at best the project will be completed in 2020

**Will the recreation ground be useable during the 10 month build period?**

Hastoe intend to cause as little disruption as possible. The parking area and school access path will be available throughout, except on the short period when the entrance way will be resurfaced. Hastoe will try to complete this work during school holidays so that interruptions to school are minimised. The tennis court will remain open and the play equipment will be erected in the new location as soon as possible.

**How much will electricity bills be for passive homes such as these?**

The houses are very well insulated so there need only be a very small number of heaters, such as a towel rail in the bathrooms and heating through the ventilation systems. Electricity costs, including water heating will be approximately £200 per year for the larger of the units.

**Does the community share the view that it is better to prioritise heat efficiency over the scale of the buildings?**

There was general assent, although it was pointed out that the review panel did have concerns over the appearance of the buildings.

**Have problems concerning the right to sell the ground been resolved?**

Anthony Davies reported that this is not yet finalised and needs to be 100% clear.

**What materials will be used?**

Hastoes stated that the window frames will probably be aluminium as this material can create a look similar to other traditional wooden frame windows in the village whilst being strong enough to support the triple glazed windows needed. UPVC would be unlikely. Roof materials will be either all slate or part slate and part tile. SDNP were not keen on the use of solar panel roof tiles due to their reflectivity.

### **How do we ensure that those most in need in the community will benefit from these houses?**

Hastoe Housing Association will own the freehold to the houses and all will be rental properties. Eligibility will follow section 106 criteria such that those with a local connection to the area such as individuals already living, working or with close family members in the area will be given priority. If enough people cannot be found the search will cascade out to the surrounding parishes. The formal housing needs survey carried out by Hastoe, showed that there was such a need in the area. Interested individuals were encouraged to make sure they were included on the housing register at Chichester District Council. A link will be included on the Parish Council website.

### **What are the rental costs?**

These will be affordable rent plus a service charge.

### **Will the freehold be sold at some point in the future?**

The 'right to buy' does not apply to housing association homes in rural exception sites such as this.

### **There were several comments from the floor on the latest designs, including:**

- a) to consider removing the linking roofs to break up the solid blocks of housing
- b) making the roof of the larger block less imposing by using hips rather than gables on the roof
- c) making the larger block less impactful by digging down (expensive) or at least keeping to existing ground level

### **Velo South Cycle Race**

Cllr Popplewell thanked the representatives from Hastoe and CDC for attending the meeting. He then went on to introduce Mr Jo Giffen of Compton, to talk about the forthcoming Velo South cycle race, which will be held on the Sunday 23<sup>rd</sup> September this year on 100 miles of closed roads in West Sussex. The race is run by the company CSM Active.

Mr Giffen gave a brief overview of the event and its impact on the local area. He informed attendees that the B2150 will be closed from 9:15am until 6:30pm on the 23<sup>rd</sup> with no access to and from the village during that time, apart from emergency vehicles. He went on to express his concerns over the lack of transparency shown by WSCC and the organisers as well as the lack of information and engagement with local communities. An action group has been formed in South Harting and he encouraged those with concerns to lobby both County and District Councillors. The action group wishes to work with both local government, CSM Active and local cycling clubs to improve arrangements for this event in future and also to create a code of conduct for cyclists riding in the SDNP.

*Questions were then received from the floor:*

### **Who will be providing stewards for the event and what authority will they have?**

Stewards will be provided by CSM Active. They will have no legal authority but will report to CSM

### **Will comments from the community be passed to CSM Active?**

A meeting which will be attended by 4 representatives from the local community is scheduled for the 26<sup>th</sup> July. Louise Goldsmith, Leader of West Sussex County Council and Bob Lanzer, Cabinet Member for Infrastructure & Highways, West Sussex County Council as well as members of the Velo South team will be present to respond to questions. Residents were encouraged to address questions to these representatives: Cllr John Popplewell and Cllr Brian Morgan, Mr Jo Giffen and Mr Ian Thatcher.

### **A resident and cyclist presented the following observations:**

- The company CSM Active has a controlling entity in Luxembourg. In allowing this event to go ahead, WSCC has given them a big financial advantage over and above local businesses. Why has WSCC decided to work with this company?

- He has observed that the event has caused social divisions, with vilification of ordinary regular cyclists in the area
- Was any sort of risk management carried out by WSCC before the decision to run the event was taken by them? More clarification is needed here.

### **Can residents walk or cycle on that day?**

Another resident commented that they had phoned the information number given in the recent CDC Initiatives magazine. He had been told that residents would be allowed to walk and cycle along the route on that day and that in an emergency he should call the provided contact number who will arrange for the race stewards to let emergency vehicles or private individuals driving to hospital A&E departments through. There was some questioning as to whether residents were indeed permitted to cycle, with a further resident, Mr Ian Thatcher clarifying that cycling was not possible for non-competitors.

At this point Cllr Parikh commented that he was not in favour of the event due to the 'closed doors' nature of its inception. He has already met with two chief executives from CSM Active and will do so again on the 26<sup>th</sup> July. There has been much concern in the local area over the veracity of the assurances given by CSM Active. As yet there has been no formal agreement to make this an annual event. In response to a question, Cllr Parikh assured residents that he was expressing his concerns to WSCC and encouraged residents to email him on [viral.parikh@westsussex.gov.uk](mailto:viral.parikh@westsussex.gov.uk)

### **How was the TTRO required for the road closures approved?**

Resident Ian Thatcher reported from the floor that he had seen a lot of confusion regarding the event and commented on a general lack of clarity. He expressed his understanding that WSCC would receive no financial benefit from the event apart from an administration fee.

He had made a freedom of information request from WSCC to see the agreements created with CSM Active, to find that there are none and the road closures had been signed off by a licencing officer at CDC. He subsequently found that a loophole had been created in the form of a subclause of the Temporary Traffic Regulation Order (TTRO) required for road closures. This subclause had been created for the Tour de France over 25 years ago and meant that cycling events could bypass the normal TTRO application process.

### **What are the provisions for private carers?**

A resident of West Marden expressed her concerns for provision for private carers who are not part of a care company. As a private carer herself she had called the CSM Active helpline to explain her concerns and stated that she was dreading a problem on that day. She had heard of the issues faced by carers when the event was run in Birmingham and was scared that similar problems may occur on the 23<sup>rd</sup>.

### **Will visitors be able to get to Uppark?**

Another resident also pointed out the loss of visitors and revenue for National Trust (NT) Properties. As a charity themselves, the National Trust would suffer from reduced visitor numbers and local NT properties did not appear to have been informed of the event until recently. The resident was unimpressed that CSM's helpline suggested NT visitors go to another property, citing Petworth, itself cut off, by being on the inside of the closed loop circuit.

### **Will potholes be filled in?**

Many commented on one of the cited benefits to local communities – that potholes would be filled in. WSCC would be covering the cost for this using monies from the public purse.

### **Will the shop be open that day?**

Local resident and manager of Compton Village Shop and Tea Rooms, Mrs Caroline Poll stated that her staff won't be able to get to work on that day and so the shop will consequently be closed. She would try to open from 8 till 9am so residents can collect their morning papers, if the delivery van is able to get through. She expressed her disappointment that she would have to accept a loss on what would normally be one of the shop's busiest days.

**The Octagon area Community Website**

The Revd Lindsay Yates, the Vicar of The Octagon Church Parish, which covers the Compton Parish Council area presented a brief resume of a new project sponsored by the PCC of the Octagon Parish to create a community website. This would be for all residents of the Octagon Parish area to aid communication and cohesion within the community. The church was actively seeking volunteers who would be interested in helping to set up the site and also in helping with its ongoing running. She confirmed that the site would work alongside the Octagon magazine, which would continue to be published. Anyone interested should contact her or the Parish Administrator on [admin@theoctagonparish.org.uk](mailto:admin@theoctagonparish.org.uk)

John Popplewell thanked everyone for attending and reminded residents that an ordinary meeting of Compton Parish Council would follow at 8:15pm, which they would be welcome to attend.

The meeting closed at 8:04pm.

Chairman .....

Date .....