

THE WARNHAM SOCIETY

Minutes of Committee Meeting No. 98, Tuesday 3rd December 2002 at Sands, Warnham

Present: Mrs.M.Dales, Chairman; Mr.A.G. Brand, Treasurer Mrs.S.Dutton; Mr.G.Elliott, Mr S. Parker-Smith Mr.R.Purcell Mrs.O.Thornton ;

1 Apologies for absence: Miss V Ronaassen, Mr. R. Newman, & Mr M Rogers

2 Minutes of the Meeting 97 were held over until the next ordinary meeting on 8th January

3 Summarised update by Mr Purcell and Mrs Dales on the A24 Great Daux to Capel Road improvement; namely:

a A meeting between RP MED and Mark Elliott of the Environment Agency had revealed the EA's deep concern about the effect of development on flood plains, ancient woodland and ghylls.

b The result of the bid for funding the 'blue route' is expected within a few weeks.

c The response to the Warnham Society's purple route option include the indication that this route could come within the definition of a 'modified 'blue route and thus might be included during the next consultation phase.

d Mrs Dales reported that a letter had been received from Mr William Hodgson, a former resident of Warnham, favouring a modified green route. Mrs Dales has acknowledged receipt of the letter, has not given any opinion on his proposed route, but has suggested names of those to whom he might send his ideas.

4. Planning Application WN/84/02 for the erection of 36 dwellings, associated garaging and access & garage for Warnham Court Farm

Determining the Committee's response was the prime purpose of the meeting

Using a schedule of key points, the application was discussed at length, within HDC's list of Relevant Planning Considerations, and included written submissions from Martin Rogers and Dick Newman.

The principal conclusions were as follows:

a the committee welcomed development on the site and the provision of social housing

b The site, being in the heart of the village, and opening onto the Conservation Area, needs to be developed sensitively and to be integral with Church Street and other aspects.

c The applicant has left planned access to the site unchanged from his previous submission. The Society's concerns remain and are largely shared with the Church St. Preservation & Safety Group. The Committee proposed an alternative entrance (modified current farm access road), with a mini-roundabout opposite Holland's Way. Other access options were identified, though not considered in detail.

d The Committee expressed concern about access, to & from the site for construction traffic; an alternative to Church Street may be required.

e The Committee was not happy with aspects of the design of the development.

- layout of properties within the site and the uninviting prospect when viewed from Church Street and elsewhere**
- Lack of variety of construction materials; do not reflect the variation to be seen in Church Street, Friday Street and School Hill**
- The uniform design and finishes of the units, the straight lines and repetitive door and window placements and designs of the terraces, and the limited materials, coupled with the uninspired connection with Church Street, make it a template for a dated urban development, rather than an inspired 21st Century design for integration with historic Church Street.**

f Members were anxious that the existing footpath should be linked to traverse the new development.

g Some members were unhappy about how much of the site was to be developed. This was balanced by concern that fewer houses could lead to a reduction or elimination of social housing

h The committee agreed that a development on this scale should generate proportionate planning gain, in the form of material benefits for the village, including a substantial contribution towards the Traffic Management Scheme

i The committee assumed

- that HDC will ensure that the local infrastructure will suffice for sewage and surface water disposal etc.**
- that HDC/WSCC and other appropriate bodies wilfully assess the environmental impact, and constraints, including the natural habitat. It was noted that in the Posford Duvier summary attached to the application papers, some safety considerations were yet to be assessed.**

j The committee noted that the District Councillor representing Warnham, Mrs Jean Burnham, was expressing enthusiasm for the development, as it would provide social housing.

Action Plan: It was agreed that:

Mrs Dales would prepare a letter for submission to HDC stating the Society's detailed and considered response

The above multi-page letter will be distributed in full to all Members of the Society,

- to make them aware of our position on this major development and thus**
- possibly to influence their thoughts on the application**
- to encourage members to write individual letters to the Planning Dept. of HDC**

Mr Purcell would circulate to Parish Councillors a copy of his personal letter written to HDC, in order that members of Warnham PC are aware of the Society's stance when determining their own views

Individual members of the Committee were encouraged to make personal submissions to HDC, not least so that they can highlight what concerns them most as individuals.