

King Edward VII Liaison Group



Minutes – 28 November 2017

Attendees:

- Mr Rob Ainslie, Development Manager, South Downs National Park Authority
- Mr Roger Ivimy, Hurst Park Management Company
- Mrs Gail Paterson, Hurst Park Management Company
- Mr David Pack, Easebourne Parish Council
- Dr Andrew Guyatt, Easebourne Parish Council
- Mrs Betty Chatfield, Estate Resident – Wood Avens
- Mr David Russell, Design Coordinator, City & Country

Apologies:

- Mr Rob Ainslie, Development Manager, South Downs National Park Authority
- Mr Bill Black, Fernhurst Parish Council
- Mr Simon Vernon-Harcourt, Design & Restoration Director, City & Country

1.00	Minutes from Previous Meeting	
1.01	Item 5.02 – Mrs Jackson is at 7 Hurst Park and not 5 Hurst Park.	
2.00	Actions Arising from previous meeting	
2.01	Defibrillator – Post Meeting Update : there have been discussions between Sanatorium and Cala residents and they are keen to obtain a Defibrillator at their expense, located in a central position housed in a cabinet. Further investigations need to be made regarding any power requirements, but a resident of the Sanatorium is making contact with the British Heart Foundation regarding a grant and if purchased, will arrange training.	
2.02	Community Bus – Post Meeting Update: Ben Ashdown (KEVII Concierge) had been in contact with My Bus and received the following response: <i>‘Sorry it has been some time since we met, but I have now had time to discuss your requirements with my fellow trustees of the Midhurst Community Bus and Andrew Hopkirk who runs the Todd Trust service that uses our bus. I am afraid that we have concluded that what you are looking for is beyond the scope of our organisations, which you will appreciate, are staffed by volunteers. I am sorry we cannot help. I also mentioned your requirement to Caroline Stoneman of the Tandem organisation who run two or three minibuses and am afraid she was equally pessimistic about being able to help you.’</i>	

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2.03	C&C has reviewed the trees overhanging 7 Hurst Park and concluded that there is no safety hazard. However, should the resident wish to carry out any lopping within her boundary, then she has a right to do so. C&C propose no action.	
3.00	City & Country Progress Update	
	<i>Works on site</i>	
3.01	The southwest wing and gardens are now complete and the southeast wing will be completed by next February.	
3.02	Work has started on the northwest wing with the new build extension structure up to ground floor level and all internal walls of the existing building stripped out, leaving the steel frame columns and beams in place. External scaffold is in place and brick and window repairs progressing. Anticipated completion of this phase is late 2018.	
3.03	The west car park foundation bases are now being formed and it is anticipated that this will be complete by June 2018.	
3.04	Earthworks are now complete with the southwest valley surface water drainage swales formed.	
3.05	Recent heavy vehicle movements are associated with the earthworks and concrete works to the northwest wing. The current haul road access is from the security gates, across the south meadow and adjacent to the west valley, to access current work areas.	
3.06	The former mortuary at the back of the Chapel has now been demolished in readiness for the pool construction. It is anticipated that the pool will be completed by October 2018. The final location of the Gym is to be decided.	
	<i>Production Information</i>	
3.08	Detail design work is continuing for the Chapel Swimming Pool.	
	<i>Planning Applications</i>	
3.09	RA noted that an application has been received from Metis but has not been validated for procedural reasons. SDNPA is currently reviewing the best way to validate and process the application and will be in discussion with Metis within the next few weeks to agree a strategy.	
	<i>Sales</i>	
3.10	C&C –Sales continue at a steady rate.	
3.11	Cala – no update since the last LGM	
3.12	Millgate – all sold and complete.	

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4.00	Cala Homes, Millgate Homes and Metis Homes	
4.01	<p>Cala Homes</p> <p>No report</p>	
4.02	<p>Millgate Homes</p> <p>No report</p>	
4.03	<p>Metis Homes</p> <p>As noted under <i>Planning Applications</i> previously</p>	
5.00	Liaison Group Members Issues	
5.01	GP noted that Mrs Jackson of 7 Hurst Park has asked her to raise her concerns regarding trees overhanging her property. DR noted that these had been looked at but had been unable to contact Mrs Jackson. C&C's view was that these trees did not present a hazard, but would ask the relevant site manager to make contact.	
5.02	DP confirmed that Easebourne Parish Council has a Councillor vacancy following the departure of Stephen Lloyd.	
5.03	GP raised a concern with the Pine Walk woodland crossing at the Hurst Park access road. There are risks from vehicles using the road, with no visible warning for pedestrians approaching the crossing, particularly those walking dogs off-lead. Signage was not a preferred option but staggered barriers may be. DR agreed to raise this with the Management Company.	DR
6.00	South Downs National Park Update	
6.01	<p>Rob Ainslie outlined the process of Infrastructure contributions associated with the developer and referred to his email to RI dated 17 October which advised the following:</p> <p><i>Timing of first payment</i></p> <p><i>At present no Section 106 monies have been received by SDNPA. The first trigger for payment is when 50% of the new build dwellings are constructed (this does not include any residential conversion units within the existing listed buildings). At present it is expected that this milestone will be reached in November 2018 but regular monitoring and site visits with the developer will continue to check this does not change.</i></p> <p><i>Background to S106 agreement</i></p> <p><i>The original planning permission is predicated on enabling development where in theory no S106 sums toward affordable housing should come forward, as it adds to the burden of delivery and saving the historic asset, which is the premise of the permission. The total S106 accrued in due course will be £1,362,488.00 made up of:</i></p>	

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	<p>1. £1,046,511 towards offsite affordable housing</p> <p>2. £247,377 towards primary education to serve the proposed development</p> <p>3. £60,600.00 towards transport</p> <p>4. £8,000.00 towards the processing of the traffic regulation order for speed limit reduction on Kings Drive (and cost of implementation if process is successful).</p> <p><i>These sums must be paid as per the following timings:</i></p> <ul style="list-style-type: none"> • 20% of the total affordable housing, primary education and transport contribution must be paid on completion of 50% of the private new build dwellings. • A further 20% must be paid on each of the following milestones; on completion of 60%, 70%, 80% and 90% of the private new build dwellings. <p><i>SDNPA would seek the expenditure to be spent in the locality and within the National Park at the very least.</i></p>	
6.02	<p>The payments once received will be used within a generous timeframe, but if not spent within the timeframe, have to be returned to the developer.</p>	
6.03	<p>RI questioned how it could be ensured that the payments benefited the immediate community and were not used in the wider area. RA noted that SDNPA would seek the expenditure to be spent in the locality but this would be subject to a need being identified following discussions with relevant bodies. It was noted that lobbying of the local Parish Council may help in channelling funds but these would be limited to the headings identified in the Section 106. RA noted that SDNPA would feedback information to local people of discussions held with Chichester and West Sussex regarding the expenditure proposals.</p>	
6.04	<p>RI noted that with KEVII forming 20% of Midhurst's population when fully occupied, the need for infrastructure improvements were clearly here and would like some assurances that this would be considered when allocating funds.</p>	
6.05	<p>Contributions included in the Section 106 were identified during the Planning consultation period and, where areas appear to have been missed such as healthcare, this is due to the local NHS Trust not requesting consideration at the time. This process cannot be revisited unless a new planning application is made, which would now fall within the Community Infrastructure Levy process.</p>	
6.06	<p>AG noted that Easebourne Parish Council has been looking at the expansion of Easebourne and the future education needs but has found it difficult to obtain information from the County Council to move this forward.</p>	

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6.07	AG is keen to see the contribution for affordable housing used locally.	
6.08	RI noted that it was thought that a Healthcare facility would be part of the development in conjunction with the Assisted Care facility which, for operator reasons, is no longer part of the Development.	
6.09	RA advised that if a Healthcare facility was part of the Assisted Care it would only have been for the benefit of those residents.	
7.00	Any Other Business	
7.01	<p>Bill Black, representing Fernhurst Parish Council has advised by email that he will not be attending this and future meetings due to:</p> <ul style="list-style-type: none"> • <i>'Development of the Syngenta Site is not coming forward as quickly as anticipated.'</i> • <i>'The effects of the KEV11 development on services et al seem to be southward rather than northward to Fernhurst.'</i> 	
8.00	Next Meetings 2018	
8.01	<p>6 February 3 April 5 June 7 August 2 October 4 December</p> <p>All meetings commence at 6.00pm in the main Dining Hall.</p>	