

# King Edward VII Liaison Group



**Minutes** – 6 June 2017

**Attendees:**

- Mr Rob Ainslie, Development Manager, South Downs National Park Authority
- Mr Roger Ivimy, Hurst Park Management Company
- Mr David Pack, Easebourne Parish Council
- Mrs Astrid Keeling, Brackenwood Resident
- Mr Bill Black, Fernhurst Parish Council
- Mr David Russell, Design Coordinator, City & Country

**Apologies:**

- Mr John Quilter, Midhurst Town Council
- Ms Fiona Scully, National Trust
- Mrs Gail Paterson, Hurst Park Management Company
- Mr Simon Vernon-Harcourt, Design & Restoration Director, City & Country

<b>1.00</b>	<b>Minutes from Previous Meeting</b>	
1.01	The minutes were agreed as accurate.	
<b>2.00</b>	<b>Actions Arising from previous meeting</b>	
2.01	Rob Ainslie noted that he was not on the email list for group members and therefore did not get the notices of minutes and meetings. DR to update	<b>DR</b>
<b>3.00</b>	<b>City &amp; Country Progress Update</b>	
	<i><b>Works on site</b></i>	
3.01	The south-west and south-east wings continue including the associated gardens. The north-west wing of the Sanatorium will commence with the substructure works this summer. This phase is the final phase of the Sanatorium restoration.	
3.02	The West Basement Car Park is due to commence in late summer with a projected completion of mid to late 2018, but does not include the West Apartments	
	<i><b>Production Information</b></i>	
3.05	Detail design for the West Car Park is now complete and the procurement process is ongoing. The next stage of design will be for the recently approved Chapel/Swimming Pool scheme.	

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3.06	<p><b><i>Planning Applications</i></b></p> <p>There are currently no pending Planning Applications for City &amp; Country.</p> <p><b><i>Sales</i></b></p>	
3.07	<p>C&amp;C –Sales continue at a steady rate since the sales launch in March 2015. Sales secured include apartments in both the south–east and south–west wings.</p>	
3.08	<p>Cala – Cala now has one plot remaining and will be closing its sales office this month with an expected site completion by October.</p>	
3.09	<p>Millgate – all sold and complete.</p>	
4.00	<p><b>Cala Homes and Millgate Homes</b></p>	
4.01	<p><b>Cala Homes</b></p> <p>No report</p>	
4.02	<p><b>Millgate Homes</b></p> <p>No report</p>	
5.00	<p><b>Liaison Group Members Issues</b></p>	
5.01	<p>DR confirmed that the current Kings Green scheme included 67 plots of which 14 plots formed a small apartment block. The Cala site (Brackenwood) contained 37 Plots, all of which are either completed or are at an advanced stage of construction. AK noted that Cala is having difficulty with contractor parking now that the site is nearing completion.</p>	
5.02	<p>RI noted that there had been noticeable water pressure fluctuations in recent weeks. DR advised that the reservoir system has weekly checks to ensure capacities are being maintained <i>(PMN – following discussions on site, it was observed that in recent weeks the particularly dry weather has meant that C&amp;C has been using water for ‘dusting–down’ earthworks and the management company for watering at both the Sanatorium gardens and Cala. It is also likely that other residents, including Hurst Park, have been using water for irrigation purposes. During periods of very high demand, the pressure will vary as the head of water in the reservoir lowers before replenishing).</i></p>	
5.03	<p>RI confirmed that Hurst Park now has fibre directly to their properties but this is currently being tested by OpenReach before going fully live, hopefully by the end of June. DR noted that OpenReach has also been upgrading the overhead lines with fibre for the properties at the south–east of the estate.</p>	

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5.04	The issue of the Quad Bike user in the estate woodland and National Trust land was again raised, with concern expressed that City & Country/Encore do not seem to be getting to grips with the problem which has been raised on many occasions.	<b>C&amp;C</b>
5.05	DP raised the question of dog bins and DR reiterated that it was unlikely that C&C would provide any around the estate. <i>(PMN – City &amp; Country has provided funding for the dog bins now on Woolbeding Common).</i>	
5.06	DP asked if there was a defibrillator on site and DR confirmed that C&C did carry one as part of the site set-up. Future plans for similar equipment to be a permanent feature for general use, would be a decision for the Management Company.	
5.07	DP had been in contact with a ‘My Bus’ to raise the possibility of a community bus to serve the estate but, like Stagecoach, a demand would need to be demonstrated and at current occupancy levels this would be unlikely. It was noted that the Green Travel Plan defined future provisions that were required at certain occupancy levels.	
5.08	DP advised that the Easebourne Church & School Fete is taking place on 17 June and there remains a vacancy on the Parish Council.	
<b>6.00</b>	<b>South Downs National Park Update</b>	
6.01	RA confirmed that there is currently an application being considered for Plot 9 Pine Walk by the current landowner. This is the development plot opposite West Heath Cottage known as Southwood.	
6.02	Following the Chapel/Pool approval, RA is expecting applications from C&C for Condition discharges.	
6.03	RI raised the question of Developer/New Homes Bonus funding for local services through the Planning Process. RA advised that Commuted payments are now dealt with by a ‘Community Infrastructure Levy’ rather than through a Section 106 legal Agreement. <i>(PMN: New Homes Bonus funding remains a Central Government initiative by matching the Council Tax raised on each new home built for a period of 6 years, but local authorities are not obliged to use the Bonus funding for housing development).</i>	
6.04	RI noted that there is community frustration that services appear to be forgotten with development and that there is no tangible evidence to suggest that infrastructure levies and New Homes Bonuses are used to benefit the community? With a development such as KE VII, the occupancy is likely to be circa 800 heads from a pre-development level of approximately 100. This will inevitably impact on services, although it was accepted that some of this increase will have relocated from within the area.	
<b>7.00</b>	<b>Any Other Business</b>	
7.01	None	

## King Edward VII Liaison Group

8.00	Next Meetings 2017	
8.01	Tuesday 1 August. Tuesday 26 September.  All meetings commence at 6.00pm in the main Dining Hall.	