

## **SOUTHBOURNE HOUSING FOCUS GROUP**

### **Meeting Tuesday 30th April 2013** **held at Southbourne Club**

#### **Present:**

Sue Talbot (ST), Keith Parham (KP), Jim Jennings (JJ), Robin Rolfe (RR), Oona Hickson (OH), Roy Seabrook (RS), Robert Hayes (RH), Bruce Finch (BF), Laura Boyns (LB)  
(Minutes),

#### **Apologies:**

Rowena Tyler, Henrik Magnusson.

1. Welcome, Introductions and Apologies.
2. Minutes overview from last HFG meeting. No concerns or queries arising other than ST queried the timescale on Neil Homer's Project Plan which Alice had re-formatted. Point 1.05 (Community Survey) shows the survey taking place from 27/5 to 24/6. However it was agreed that this is not correct. There is more time available to formulate questions for the questionnaire because the Steering Group has not requested them until its meeting on 10 June.
3. RS gave a Sewerage update. – There seem to be a number of issues and barriers that are being faced whilst trying to get seek specific information on the drainage limits within the NP area. RS contacted the Environment Agency about discharges to the Harbour, but they had figures only up to 2011. RS was advised to approach the District Council but they were unable to provide any discharge information and were unwilling to provide any information about the sewage pipe network (location and capacity) within the Parish. Without knowing what the precise drainage limitations are it is going to be difficult to evaluate what sites should be considered for development and the number of units that can be built. RS Is now waiting for a reply from Southern Water. The Harbour Master has also been contacted and it seems that while the Conservancy are advised of discharges they appear not to keep records. The statistics that have been obtained state there was headroom for 500 units based on April 2006 Housing Levels. This has since been reduced due to a more recent method of calculating capacities, eg taking rainfall into account. OH queried what would actually qualify as a unit? ie, a flat, house, hotel etc... It was explained that an average figure is used per unit and this takes into account that some units will produce less litres of waste and some will produce more. RS also produced a Southern Water document which explained how drainage capacity could be improved within Chichester District, however this is now apparently being re-written to confirm the potential for extra unit capacity at the Thornham Works. This is a concern especially as Thornham is known to serve a wider area than Southbourne and a considerable amount of building has already taken place within the Thornham Works catchment in recent years. RS will continue to investigate these issues and seek definitive answers. BF is going to approach Southern Water, the District Council and the Environment Agency and question the information set out in the report.

#### **4. Sub-Group Catch Ups**

##### **The Housing Need Sub group**

The group could not meet last week but each member was working on an element of the Housing Need impacts and statistics. HM did some work on Demographic and Localised Statistics. LB put together some briefs on the Welfare reform and who would be affected by it and what would have to be considered from a social housing point of view. OH met with Linda Grange – Housing Enabling Manager at the District Council. They discussed the area south of Chichester (SHMAA), and OH explained her concerns to Linda that it was very broad brushed and doesn't look in detail at the housing need at a local level. However OH explained that with regard to affordable rents stock there were 359 units in Southbourne. She also has information on stock turnover, which is quite slow. However this only measures Social Housing need, and it will be necessary to find out more about local "aspirations" from the Community Survey. Intermediate Market is unplanned. Shared Ownership has been a success in some local areas. Information to be circulated. Housing Need meeting to be re arranged.

##### **Sites Sub Group**

The group looked at all the sites included in the SHLAA for the Parish. They focused on impact and access. They advised that other areas could be included as potential sites. When it comes to the consultation it was discussed whether we should put forward for comment by the residents all the SHLAA sites only, or whether additional potential sites could be added. RR suggested using the 2007 Chichester DC document as a basis, which has a lot more sites in it. It was agreed that it needs to be made clear that not all the SHLAA sites would be needed, even if 300 units is accepted for Southbourne, and if additional sites are included in the consultation these would not be for additional development, merely a substitute for inappropriate sites.

RS has come up with several Ideas to try and balance out development and take into consideration the railway line and traffic congestion. There is concern that there will be a resident divide between north and south of the railway line. This will need to be balanced out.

It was decided that a 'First Impression' report is needed for each SHLAA 2013 site and put into a matrix, this can then be circulated around the Housing Group to add comments and suggestions. ST will put together the Matrix and circulate for comment within the Group ready for detailed discussion at the next Housing Group meeting. RH emphasised that if any additional sites are included there must be a clear and objective audit trail as to why they are included.

ST said that District Planning Officers had promised that in due course they would facilitate detailed site evaluations for each development site that the Parish Council might put to them. RH and BF agreed to secure formal confirmation that this would be done.

5. It had come to the Groups attention that a leaflet has been circulated around areas of Southbourne, showing the SHLAA potential development sites as a basis for people to send comments to the District Council. It is not known how this originated, and the information on this leaflet implies that all the sites are to be developed which is not accurate. One household has queried this in an e mail and

raised strong objections. RH agreed to respond on behalf of the Parish Council. All members of the Housing Group will clarify any resident queries about this leaflet as they come up.

6. Questions for the Questionnaire – RH explained that Rowena may have a package to help word the questionnaire and assist in the administration process, including sending out to all residents with a prepaid envelope and then processing the information that is returned. Funding would have to be applied for to do this. In the meantime the Housing Group need to start looking at what questions they want to see in the questionnaire, ready for the consultation process.
7. The Group discussed how we would advertise the Consultation. ST suggested an Exhibition. LB suggested stalls in School Summer Events. ST then suggested raising this at the next Steering group meeting as a matter of urgency as it would entail a lot of work and some costs.
8. AOB – RH brought up a draft letter that Neil Homer (Consultant) had produced that could be sent to developers who were keen to be involved in the NP. It has had mixed responses and some feel it's not very appropriate and quite confusing. It has been created with the right intentions but may be challenged. BF explained that if anyone gets approached by a developer to politely advise that you cannot help them at this stage.
9. ST reported that she will not be able to attend the next Steering group meeting on 13 May, but as there are a number of members of the Housing Group who are also on the Steering Group it was agreed that this would not present any problem.
10. Next Housing Group meeting will be held on Tuesday the 4<sup>th</sup> June at 7PM in Southbourne Club, to discuss and confirm questions for the questionnaire. This will enable questions to be passed onto the Steering Group at the meeting organised for the 10<sup>th</sup> June in accordance with the tight deadline for the Questionnaire.