

SUMMERSDALE RESIDENTS' ASSOCIATION

Chichester, West Sussex



"Residents Working Together"

NEWSLETTER
WINTER 2014

>>>> Visit our website: www.summersdaleresidents.co.uk <<<<<

A message from our Chairman, Roger Hobbs

Welcome to our Winter Newsletter for 2014.

On behalf of the SRA committee may I wish you and your families a very happy New Year and good health and happiness in the future. We hope that the economy in 2014 continues to improve and that we can all share in the prosperity that growth can bring. I would like to give you plenty of notice of **our AGM and annual social gathering which is set for 13th February**. This event has proved very popular with members over recent years and it is a great opportunity for us to meet and chat with members in an informal setting at this social event.

I would like to say a big **thank you to all the committee members** for their strong support during my first period in office. Jeremy (Hunt) was always going to be a hard act to follow, but the business of this last 6 months has really kept us all focused on the present—particularly with the recent planning appeal on the land north of Keepers Wood. The **demand for housing is accelerating and although the supply of housing is increasing it is not doing so fast enough to make up for the shortfall**. In the recent past it has been the inability of developers to sell houses rather than the lack of supply that has caused the slowdown in this area.

However, the change in the economic climate and the Government's injection of a stimulus into the housing market are changing that position. 2 years ago the National Planning Policy Framework (NPPF) had been recently published and in the Chairman's address in the newsletter he was concerned about the enormous amount of controversy that it had created - especially as the overriding principle was one in favour of development. He warned then that this could have disastrous consequences, both nationally and locally.

The problem has become more acute in our area as Chichester District Council, **the Local Planning Authority (LPA), does not have an agreed Local Plan**; in addition it has a shortfall in its 5 year housing allocation. This puts it in a very vulnerable position with speculative developers trying to 'cherry pick' pieces of land not previously considered appropriate for development. The onus is now on the LPA to justify why a particular site should **not** be developed. There is pressure on the LPA to fill the shortfall in its 5 year housing allocation and get an agreed

Preferred Local Plan (PLP). When in place, this will close that shortfall and remove the problem caused by developers trying to take advantage of the council's current predicament. However, **the PLP will not be in place before the end of 2014** and, in the meantime, there could be **more challenges by developers** like the one at the site north of Keepers Wood. The SRA will continue to play its part in the consultation process of the PLP and input comments when requested.

The concerns of the past Chairman became all too evident when **Taylor Wimpey (TW) lodged an appeal against the LPA's refusal of 92 homes proposed to be built in the Lavant Gap**. While this site has good access onto the A268 it could have been at one of many other locations adjoining the Settlement Plan Area (SPA) and other applications could still be forthcoming. It was encouraging to see the **support that the Rage2 committee received from residents of Lavant and Summersdale**. The loss of a relatively small piece of field just north of the City boundary, was totally abhorrent to the local community. It was clear that the views to the South Downs and the wish to maintain the individual character of the two settlements were very important to the respective communities.

The ensuing **appeal was very well attended by our members on all 4 days** and the committee would like to thank everyone who was able to attend. The appeal was conducted fairly; the inspector allowed everyone who wanted to speak to have their say. He will at least have gone away appreciating the strength of feeling against the development. **We now wait for the inspector's deliberations to be made known**.

Even within the Local Plan, the requirement for more development is going to present difficulties to members of our community; we will need to work with the LPA to try to mitigate those. This will be made more difficult by the constraints already imposed on the land in the South Downs and the Harbour. In the future there is likely to be pressure for more sites to be identified along the East-West corridor; we will need to continue to try to maintain the individual settlements and strategic gaps where possible.

Happy and Healthy New Year.

Planning Applications

Land East of 117 Croft Mead Ref 13/03790 - Residential Development

A previous application submitted in March (13/00960) for the construction of one new dwelling received over 120 letters of objection and was eventually withdrawn. A fresh application has now been submitted for 2 detached homes. The SRA is working with local residents regarding this application; the site has significant history and would result in the loss of amenity for neighbouring residents. The application is also opposed on the grounds of the development of open space and the road engineering works required to facilitate the required vehicular access.

Chestnut Avenue Ref 13/02965 - 5 Dwellings Penrose Ref 13/03690/FUL - Replacement Dwelling

The character of Chestnut Avenue will change with a number of applications to demolish and replace dwellings. Elberry Homes have now submitted a revised application to demolish 2 dwellings and replace with 5 large individual detached dwellings; this is an extension to the existing approved application to demolish one dwelling and replace with 3 dwellings. As part of the pre application process in respect of this development the SRA has been consulted and has raised no objection.

In a separate application the owner of **Penrose** has applied to demolish and rebuild the existing bungalow, with a house.

Otway Road/Broadway Ref 13/03113 - Residential Development

An application for 12 houses and 5 flats on the corner of Lavant Road and the Broadway has been resubmitted by the applicant and, following a series of amendments, is likely to be approved in the future. The site has an outline brief for residential development and, whilst the density is high, it is within accepted limits. The highways have approved the creation of a new access opposite the One Stop shop. The SRA has concerns regarding the application and is hoping that further improvements can be negotiated through the planning process.

Hunters Rest, Lavant Road - 24 houses and flats

On Lavant Road Seaward Homes have yet to commence any significant works on the above application that was approved in 2012, despite the original intention of both the planners and the developers to bring these homes to market within a reasonable timeframe.

The **committee has viewed with concern** the recent sale to an identified purchaser of the house known as Maddoxwood, immediately to the rear of the Summersdale Garage, together with 7.8 acres of land. The concern is that this may be allowed an extension of the settlement area to the West side of the Lavant Road, creating a further extension to the existing approval.

Visits to the Roussillon and Graylingwell sites



Members of the committee ready for their guided tour of the Roussillon site which was given by Andrew Trim



The next phase of the Roussillon development is now well under way, as can clearly be seen from the Broyle Road. The demolition of the remaining MOD buildings for all phases will be completed over the next 6 weeks or so.

There is a preservation order on the wall and there will be footpath/cycleway openings off Summersdale Road. The estimation for the installation of a Puffin crossing at Wellington Road is in about 18 months' time.

It is expected that work on the care home on the corner of Wellington Road will start in the New Year.

Committee members were pleased to attend a presentation at the Sales Office at Graylingwell Park.

The few proposed changes to the next phase of the development are mainly to provide fewer flats and more houses, as apparently the latter are more in demand. There will also be an increase in the ratio of provided parking spaces.

Matters of Concern

Taylor Wimpey lodged an appeal against the LPA's refusal of 92 homes proposed to be built in Lavant Gap
We await the result— see front page (second column)

Flooding outside One Stop

WSCC Cllr Jeremy Hunt advised the NMP that a Gully Defect Notice has now been issued to deal with the problem, but not to expect any action in the near future.

Graffiti report to 0845 126 5555

A rash of graffiti up Summersdale Road into Winterbourne was cleaned off within 3 days of being reported. Please report any you see straight away.

Graylingwell Park and Roussillon Park: compare and contrast

The SRA have been consulted by the developers of both parks and have sometimes managed to influence minor points of design. However, it is difficult to really picture what the resulting buildings are going to look like from the computer generated drawings.



The buildings in Roussillon Park have been designed to reflect the previous use of the land—ie a barracks. As you can see from the first 2 photographs, when you stand close to the houses there is definitely a feeling of the stark nature of the barracks.

Once you move some distance away from the houses the roof becomes visible—softening the appearance (see the photograph on the right).



One of the obvious differences between the 2 sites is that developers at Graylingwell have been building in an existing parkland. However, they have also added a considerable amount of new shrubbery and have planted new trees.

Compare the 2 streets—both contain houses that were completed before Christmas 2012. The Graylingwell street (on the right) has new shrubbery and a tree.

On our tour of the Roussillon site we were assured that Zero C planned to plant more trees and shrubbery. So the stark lines will eventually be softened.



At Graylingwell new buildings have been sited between the converted old hospital buildings. Notice that the brickwork is virtually the same colour.

In the photograph on the right the 2 buildings at the back are conversions; the new houses in the foreground have had a series of new trees planted to screen them from the adjacent flats.



The house on the right has been completed during 2013 and the shrubbery in front of it has been planted since then.

The Roussillon Park development is in its early stages—it will be interesting to see how the illustrated streets will look after another year.



The Theatre in the Park comes down

The Theatre in the Park was shortlisted for the **Top 10 Temporary Structures of 2013 Award** which 'recognises the best and most innovative temporary event structures'.

Come and hear our guest speaker,
Sarah Mansell, Campaigns Director of the CFT,
talk about the success of the Theatre in the Park
and the final stages of the Renew project
at our AGM
(see details below)

a quotation from the CFT October Renew blog.....

"Of all the things to happen at Chichester Festival Theatre in 2013, the Theatre in the Park will probably remain in collective memory more than any other.... *It was deconstructed and packaged up and gone by the end of October.* The tributary of decking was the first obvious casualty, half of which was taken away by industrious



Chichester Canal Trust volunteers. Most of the rest of the work was invisible to outside observers – the main structure was hollowed out, piece by piece, screw by screw, until suddenly the outer lining was folded up, and then the great white bones were lowered back to ground level and dismantled... A patch of dead grass *is* our only reminder of what took place for ten weeks during the summer of 2013, until the council get to work on it and then that will be gone too, made good for next spring."

Annual General Meeting

including a Guest Speaker from the CFT

7:30 pm on Thursday 13th February 2014
at St Michael's Hall, Summersdale Road, Chichester

All members are welcome to attend (you can join on the night); we normally have good representation from our local politicians. The agenda and minutes of last year's meeting are on the following 2 pages. Members wishing to bring a **resolution** to the AGM should submit it in writing to the Chairman at least **7 days** before the meeting. Any resolutions received will be published on the SRA notice board by the letter-box outside One Stop in the Broadway.

The AGM will be followed by a **social gathering with free drinks and canapés**

SUMMERSDALE RESIDENTS' ASSOCIATION

'Residents Working Together'

ANNUAL GENERAL MEETING

THURSDAY 13th FEBRUARY 2014 at 7.30PM
at St Michael's Hall, Summersdale Road, Chichester

Agenda

1. Welcome and apologies for absence
2. Minutes of the AGM held on 7th February 2013
3. Chairman's Report
4. Treasurer's Report and Adoption of Accounts for year ended 31st December 2013
5. Election of Officers (namely Chairman, Vice Chairman, Secretary, Membership Secretary, Treasurer, Minutes Secretaries 1 and 2, Planning Secretary, Assistant Planning Secretary, Webmaster, Newsletter Editor, Goodwood Liaison, Newsletter Distributor) and other Committee Members.*
6. Election of Independent Examiner
7. Guest Speaker - Sarah Mansell, Campaigns Director of the CFT
8. Other Resolutions**
9. Open Forum

* Nominations to the Committee or for any Officer post may be made by any member provided it has the consent of the nominee. Nominations can be made at the meeting but it is helpful if they are submitted in advance to the Chairman. We are keen to appoint new and younger members to the Committee.

** If you wish to propose a Resolution please send it in writing c/o The Chairman, 1 Brandy Hole Lane PO19 5RL (or to admin@summersdaleresidents.co.uk) at least seven days before the meeting so that it can be published on the SRA notice board next to the One Stop Shop.

The AGM will be followed by our usual social gathering including drinks and canapés.

All members of the SRA are cordially invited to attend.

New members are always welcome and can join on the night.

MEMBERSHIP SUBSCRIPTIONS

SRA membership subscriptions were due on 1 January. It helps us if you pay by banker's standing order. If you have not paid, or wish in future to pay by standing order, please send the enclosed form to:

the Membership Secretary - Mrs Vanessa Stern, 15 Selham Close, Marchwood, Chichester PO19 5BZ preferably before the AGM.

SUMMERSDALE RESIDENTS' ASSOCIATION

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ABBREVIATED MINUTES of 43rd AGM on 7 FEBRUARY 2013

WELCOMES AND APOLOGIES FOR ABSENCE

Guests included Mayor Cllr Anne Scicluna; WSCC Cllr Mike Hall, CDC Cllr Simon Lloyd-Williams, CDC & CCC Cllr Peter Budge and CCC Cllrs Barbara Rees & Derek James; Chichester Festival Theatre Campaigns Director & guest speaker Sarah Mansell and General Manager Chichester University, Chloe Woodward.

MINUTES OF AGM HELD ON 16 FEBRUARY 2012

The minutes were agreed as a true record.

CHAIRMAN'S ADDRESS

A report was submitted to the meeting. The Chairman gave a brief history of the SRA which was formed in 1969 to fight gravel transportation by conveyor across Fordwater Road; planning application rejected so first SRA victory! The Chairman then thanked the Committee members, both past and present, for all their hard work on behalf of the SRA. He finally thanked Cllr Mike Hall, who was standing down as our County Councillor, for his many years of support. Mr Hall was awarded an Honorary Membership of the SRA in thanks.

ADOPTION OF ACCOUNTS.

Accounts approved.

ELECTION OF OFFICERS

The following members were elected unanimously:

Chairman: Jeremy Hunt ; Vice Chairman and Minutes: Roger Hobbs; Committee member without portfolio: Mrs Sue Spooner; Treasurer and Minutes Sec 2: Peter Bickley; Membership Secretary: Mrs Vanessa Stern; Newsletter Distribution: Michael Berry; Newsletter Editor: Mrs Mary Quiney; Planning Secretary: Andrew Birch; Assistant Planning Secretary: Trevor Owen; Goodwood Liaison: Dennis Martin; Webmaster: Michael Steel.

The Chairman announced that he was intending to stand in the forthcoming County Council elections and if elected he would stand down as Chairman. However, he was pleased to announce that if that was the case Roger Hobbs was happy to become Chairman.

ELECTION OF INDEPENDENT EXAMINER

John Wilford was elected unanimously.

GUEST SPEAKER

Sarah Mansall, Campaign Director, Chichester Festival Theatre gave a presentation on improvements to make CFT fit for the 21st Century. CFT reopening for Festival 2014; Festival 2013 would take place in a tented auditorium in Oaklands Park.

OPEN FORUM

- a) Chloe Woodward, General Manager of the Students Union, University of Chichester, explained how the university tries to ensure students live in harmony with local residents.
- b) Cllr Mike Hall led discussions on concerns about the College Lane road surface.
- c) Parking in College Lane and Summersdale Road were discussed.

CLOSING THE MEETING

The formal meeting closed at 9.08 pm and was followed by our usual social gathering.

PCB/JCH

Comme Ça est fermé



A 19th century building - previously the Wellington Public House - the Comme Ça restaurant, which had been open for 27 years - (22 years at the Broyle Road location) - finally **closed on 12 October** with the retirement of the proprietors, Michel and Jane Navet.

It had not only served local people from Summersdale and Chichester and actors and theatre staff from Chichester Festival Theatre, but also had loyal customers from much further afield - many of whom attended a farewell evening on 13 October.

So what has happened to the staff?

Anthony Lepanteur, who had been with Michel and Jane for 25 years, has taken the Comme Ça sous chef with him and is now Restaurant Manager at **'The Holly Tree' at Walburton**.

Simon Tideswell, who worked at Comme Ça between March and October 2013, is now running **'The Bluebell' at Cocking**. He has taken the head chef from Comme Ça, Chams Lachneb, with him and has been advised on suppliers by Michel. He has a limited menu at the moment but plans to expand this. There is parking and entrances both sides of the building.

And what is going to happen to the building?

The new owners applied for planning permission for:
"renovations and extension to existing restaurant building with 6 guest bedrooms and staff accommodation at first floor, and new gateway entrance off Broyle Road."

However, **planning permission was refused** on 14 November 2013
"The proposed development would, by reason of the scale, size and sprawling nature of the proposal, result in a detrimental impact on the setting, character and appearance of the Locally Listed Building. The building is also highlighted as a positive building in the Chichester City Conservation Area Character Appraisal, acting as a focal point for the northern boundary of the Conservation Area. The proposals would result in a significant enlargement of the building along the street scene, to the detriment of the character and appearance of the Conservation Area."



Mais Bertie's Café est arrivé

Earlier in 2013 a new café opened at the Rugby Club in Wellington Road. Their aim is to provide good quality breakfast and lunch at an affordable price. There is a take-away menu from which you can order in advance by phone. They also offer a free private dining area for breakfast and lunch meetings subject to availability.

Opening times are:
7:30 am—3 pm
(drinks only from 2:30 pm).

The manager, Hayley Hitchcock, said they are doing well, with a variety of customers including hospital staff, theatre staff and builders and tradesmen from Graylingwell and Rousillon.

There is ample parking and, as it is on the upper floor, a good view from the balcony across Oaklands Park to the cathedral.

ROTARY CLUB OF CHICHESTER PRIORY 2014 ROAD RACE - Sunday 9 February

Following recommendations from Sussex Police and West Sussex Highways:

Short sections of The Drive and The Avenue (between the Lavant Road and Chestnut Avenue) **will be closed to through traffic for a short period*** to allow the runners to travel south safely along the Lavant Road.

Appropriate diversions will be signed and extra Police Officers will control the Broadway.
***Between 10.45 and 11.30 am** - please avoid these sections of the Avenue and the Drive or use the diversion routes.

A Subscription Appeal

Membership Statistics:

We have 433 members
 333 pay by standing order
 100 pay by other means
 However,
 we still have 10 outstanding from 2013



It's so helpful that most of our members pay their subscription when due; their bank standing order remembers. So now we appeal to the few. Our membership secretary chases Those that don't pay when they ought So please subscribe sooner than later To render her somewhat less fraught!!

Your Committee 2013/2014

Chairman

Roger Hobbs, 1 Brandy Hole Lane, PO19 5RL
 Tel: 538717
 email: admin@summersdaleresidents.co.uk

Vice Chairman

RAGE2 and CRAG Liaison

Mrs Sue Spooner, 1 Maplehurst Road, PO19 6QL
 Tel: 528467

Treasurer and Assistant Minutes Secretary

Peter Bickley, 4 Maplehurst Road, PO19 6QL
 Tel: 780628

Membership Secretary

Mrs Vanessa Stern, 15 Selham Close, PO19 5BZ
 Tel: 778374
 email: membership@summersdaleresidents.co.uk

Minutes Secretary

Janet Leonard, 64 Ferndale Road, PO19 6QJ
 Tel: 697391

Goodwood Liaison

Dennis Martin, 9 Hunters Way, PO19 5RB
 Tel: 536496
 email: goodwoodliaison@summersdaleresidents.co.uk

Please let the membership secretary know if you have decided not to continue your membership - particularly if you have cancelled a standing order.

Planning Secretary

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Dates for diaries 2014

Committee Meetings		Goodwood	Other information
7:30 pm at St Michael's Hall			
Wed 8 January	Thu 24 July	72nd Goodwood Members' Meeting, 29 - 30 March exclusively for GRRC (Goodwood Road Racing Club) members at the Goodwood Motor Circuit	For other information please go to our website www.summersdaleresidents.co.uk
Thu 13 February (AGM)	Thu 11 September	Moving Motor Show 26 June	We post information on our notice board by the letter box in The Broadway.
Thu 27 February	Thu 16 October	Festival of Speed 26 - 29 June	We will also try to advise you of any urgent matters by email ; the most recent email sent was about the 'Croft Mead' development. If you did not receive it please email the membership secretary or the webmaster (see above).
Thu 10 April	Thu 27 November	Glorious Goodwood 29 July - 2 August	
Thu 29 May		Revival Meeting 12 - 14 September	