

Notes of the meeting 29th February 2016

Attendees: MC/DL/HP/MW/GD/CT/MB/AH

Apologies: HB

1 A decision on the Priors Acre appeal has not been made.

2 SEA determination - Heritage England have responded with questions relating to the setting of the Conservation Areas and a question about any possible archaeological remains on the site. MC will prepare a response and contact the relevant Officer at CDC.

3 Discussion about design and layout of the crossroads site. Agreed list of musts/ must not have for revised design brief.

- Whole site design should assume that The Bungalow site is part of the development and the area to be designed in.
- An appraisal needs to take place to keep as many as the mature trees on The Street boundary and the A285 as possible. Gardens along The Street boundary would therefore need to back on to the trees.
- Housing mix to be 3 beds and less mainly 2 beds and include at least 4 small retirement bungalows possible in a courtyard arrangement.
- Play area needs to be 'internal' overlooked by properties.
- New access road from the Street should be located approximately half way along the South East boundary then split north and south in the development.
- Style of property needs to be in local vernacular.ie the Duchess Houses, flats could reflect style of The Old Store, Forge Cottage, dormers and flint walls etc
- The high path and views from it must stay. Possible new access with steps from The Street opposite new access to development. This should be the default footpath between Halnaker and Boxgrove.
- The 55 bus route stops needs to remain as close to the crossing as possible. A turning area for the bus, refuse HGV, house removals and emergency services needs to be designed in. The coal yard site and existing houses also need to be served by these except the bus.
- No street lighting
- Minimum 25 dwellings
- The new entrance to Boxgrove from the A285 needs to introduce the anticipated traffic calming measures and disincentives for through traffic to be adopted in Boxgrove. The principles outlined in the report 'Roads in the South Downs' <https://www.southdowns.gov.uk/wp-content/uploads/2015/09/Roads-in-the-South-Downs.pdf> need to be incorporated. Priority at new junction below the

development needs to be imaginative.

- We need to further investigate the option of utilising a Community Land Trust to build the development once the Reg 14 and site allocation issue is resolved. Next meeting to be arranged dependent on progress.

4 Until the SEA decision is finalised the Reg 14 submission cannot go ahead. CDC do not seem to be helping despite their deadline for submission by the end of March. MC will keep the pressure on them to ensure that the deadline is met.

5 The grant funding from Locality has been spent. The Clerk has been asked to complete the online forms. Once this is done a further grant application will be made.

The date of the next meeting will be agreed once the Reg14 submission consultation period is determined.