

Stuart Monk

From: dcplanning shared
Subject: FW: Foxbridge Wellness Resort 20/02097/PRESM
Importance: High

From: Jane Thatcher
Sent: 16 August 2021 13:56
To: dcplanning shared
Subject: FW: Foxbridge Wellness Resort 20/02097/PRESM
Importance: High

Please can you upload the below email chain to file 20/02097/PRESM and label: DECISION – FURTHER PRE-APP ADVICE – NON-PUBLIC.

Kind regards,



Jane Thatcher
Senior Planning Officer
Majors and Business

Ext: 21163 | Tel: 01243521163 | jthatcher@chichester.gov.uk | Fax: 012437767766

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From: Jane Thatcher
Sent: 16 August 2021 13:51
To: 'terry@sub-group.com'
Cc: Andrew Frost; Tony Whitty; 'karl.middleton@hotmail.co.uk'
Subject: FW: Foxbridge Wellness Resort
Importance: High

Dear Terry,

Please find below our thoughts in relation to the current proposal:

- [Need](#)

Any future development would need to fully accord with the Tourism Policy (CLP Policy 30). It was previously suggested that you would need to *robustly* demonstrate that the sort of use proposed would have (and continue to have) a wide attraction in terms of leisure and tourism. Although the revised submitted details demonstrate the population area / target area in terms of distance / travel time from the proposal – the submitted details do not *clearly and convincingly* address the above points. Therefore, the LPA advise that any future submission should clearly and convincingly outline the need for the proposed use in this countryside location and that it would have (and continue to have) a wide attraction in terms of leisure and tourism (please refer to previous response attached for full details on this matter).

- [Business Model](#)

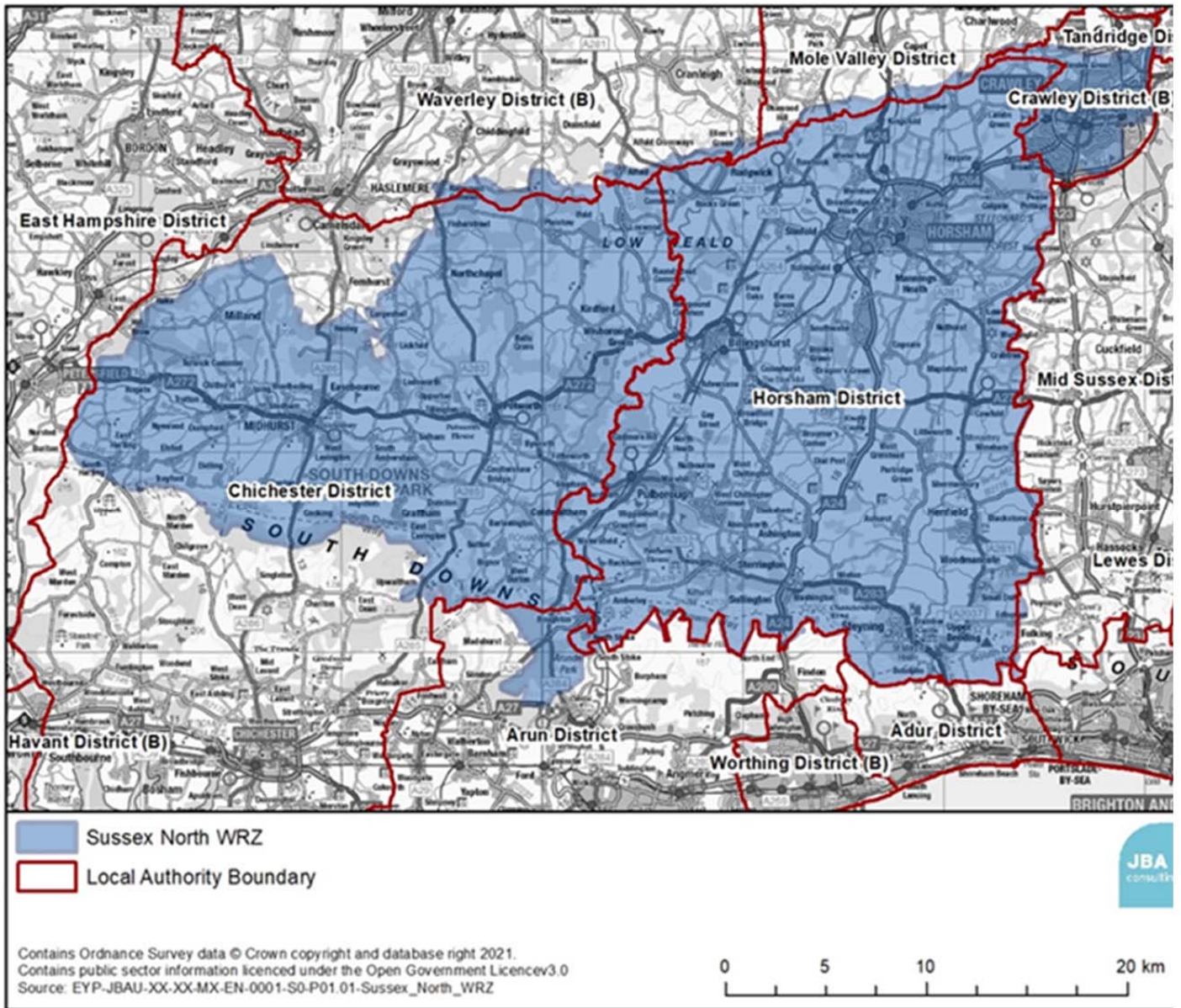
It was stated during the meeting that the 'business model' had been revised. This 'discussed' amendment (note - this amendment is not detailed in the submitted revised information pack) resulted in a higher number of lodges being owned and operated by the management company [Officer's understanding]. The LPA is generally supportive of this approach – however, we ask that further detail/clarification is provided on this point to enable us to provide a definitive response. As such the LPA remain to be convinced on this matter. Please refer to the attached original pre-application response, which outlines the need to patently demonstrate, that the proposal would solely relate to leisure and tourism purposes (i.e. fully accord with CLP Policy 30), and, would not, for all intents and purposes, result in a small enclave of privately owned residential lodges, that would be continually occupied for the majority of the year by a sole occupant(s). Again, the applicant is advised to robustly address this issue in the event of a future submission.

- Layout

In order to avoid an 'enclave of residential uses' the LPA previously suggested that the leisure/tourist facilities should be evenly interspersed throughout the site. The LPA also queried the scale of the development (was previously 40no. lodges – now 121no. units). The LPA query whether or not there would be enough on-site leisure facilities provided to justify 121 units? Furthermore, would there be adequate parking available to serve 121 units, including day visitors/customers, staff and deliveries? Nonetheless, it is considered the revised proposals/business model would promote leisure facilities (i.e. farm shop, kitchen garden, restaurant/bar, health club/spa, tennis courts and outdoor activity centre) for day visitors. The proposal now includes a range of accommodation (i.e. luxury tents, safari lodges, different sizes of holiday units) – the LPA is supportive of this approach; however, we would still question the need for defined plots/boundaries and the separation of the leisure/tourist facilities from the holiday accommodation, which again could be construed as being more akin to residential development.

- Sussex North Water Resource Supply Zone

The application site falls within the Sussex North Water Resource Supply Zone (see map below and attachments). All replacement dwellings and new build residential development, together with commercial uses with new floor area and high water uses, in the Sussex North Water Resource Supply Zone will need to be tested through a Habitat Regulations Assessment (HRA) and will need to demonstrate water neutrality. This is because the Sussex North area is supplied by a water extraction at Hardham, which Natural England has advised cannot with certainty conclude is not having an adverse impact on integrity on the Arun Valley SPA, SAC and Ramsar.



Water neutrality needs to be demonstrated by the applicant through the submission of a statement or water budget (including calculations) including all/some of the following measures:

- Limiting water usage to 90L per person per day
- Incorporating low water usage wcs, showers etc – these would be subject to a condition requiring a verification report to demonstrate the completion of the works prior to first occupation
- Incorporating rainwater harvesting
- Incorporating grey water recycling
- Off-set the remainder of any budget*.

On receipt of the applicant’s information and water budget calculations, the LPA would undertake the HRA and Appropriate Assessment and then consult with Natural England on the HRA. The application will only be able to be supported where there is certainty that the development will be water neutral. If an application fails the HRA it will be recommended for refusal.

Both the LPA and NE understand that for new build on green field sites it is very unlikely that the development will be able to achieve neutrality without off-setting part of the budget. The Council does not currently have a strategic mitigation scheme to provide any off-setting. NE has suggested this could be achieved by retrofitting Council buildings which would need to be complete before mitigation can be used to allow occupation of new accommodation/uses. Chichester District Council does not, however, have any appropriate buildings in the Sussex North catchment area and therefore this option is not available to us. With regard to off-setting the emphasis from NE is to wait for the Local Plan review and the strategic mitigation proposals across all affected LPAs which will come from the local plan review.

Please refer to the attached pre-app for advice on all other matters.

Kind regards,



Jane Thatcher
Senior Planning Officer
Majors and Business

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From: Terry Pullen [<mailto:terry@sub-group.com>]
Sent: 09 August 2021 14:02
To: Tony Whitty; Andrew Frost; Jane Thatcher
Cc: Karl Middleton
Subject: RE: Foxbridge Wellness Resort

Tony,

Further to your mail below, and the 'long hot Summer' we are not having, could you give me a feel to when the team may be able to respond with your thoughts.

Thank you

Terry

Terry Pullen
Chief Executive



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From: Tony Whitty <twhitty@chichester.gov.uk>
Sent: 19 July 2021 12:53
To: Terry Pullen <terry@sub-group.com>; Andrew Frost <afrost@chichester.gov.uk>; Jane Thatcher <jthatcher@chichester.gov.uk>
Cc: Karl Middleton <karl.middleton@hotmail.co.uk>
Subject: RE: Foxbridge Wellness Resort

Thanks Terry, that is helpful.

I though this morning allowed for constructive feedback, which I hope you found useful.

We'll get something back to you in writing on the new proposals as soon as we can.

Regards



Tony Whitty

Divisional Manager
Development Management
Chichester District Council

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From: Terry Pullen <terry@sub-group.com>

Sent: 19 July 2021 12:49

To: Tony Whitty <twhitty@chichester.gov.uk>; Andrew Frost <afrost@chichester.gov.uk>; Jane Thatcher <jthatcher@chichester.gov.uk>

Cc: Karl Middleton <karl.middleton@hotmail.co.uk>

Subject: Foxbridge Wellness Resort

Tony,

Thank you, **Jane** and your colleagues for your time today and as requested I attach the latest deck for your review and guidance.

Tony, I look forward to hearing from you and the team, so we may progress our proposals with the benefit of your considered opinions.

Best

Terry

Terry Pullen
Chief Executive



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