



WESTHAMPNETT PARISH COUNCIL

Serving Westhampnett, Maudlin and Westerton

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Minutes of the Westhampnett Parish Council Extraordinary Meeting held at 7.15 pm on Thursday 4th September 2025 at Westhampnett Community Hall, Hadrian Drive, Westhampnett, PO18 0FP

Present:

Parish Councillors: Cllr W Holden (Chair), Cllr D Plummer (Vice-Chair) Cllr S Burborough, Cllr C McLeish, Cllr T Ashcroft, Cllr S James, & Cllr J O'Meara

The meeting was Clerked by Beccy Anderson, Parish Clerk
 34 members of the public attended & Cllr Henry Potter (CDC)

| Minute No. | Item |
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| 1 | OPEN MEETING & TAKE APOLOGIES FOR ABSENCE Cllr Holden opened meeting at 7.15pm thanking residents for their attendance. Apologies from Cllr N Jackson |
| 2 | DISCLOSURE OF INTERESTS None |
| 3 | PUBLIC QUESTION TIME Councillor Holden opened the meeting for public comments, pointing out that as the site has been 'allocated' for development as part of the Chichester District Councils' (CDC) Development Plan this would mean it would be difficult to object to the siting of the development at Maudlin Farm. The focus of any comments from the Parish Council (PC) would need to be primarily, on the vehicular access to the site (other issues raised also below) <ul style="list-style-type: none"> • A MOP commented on the vehicular access as their main objection, stating the junction of Stane St and Old Arundel Road is currently unsafe for pedestrians and had concerns regarding construction traffic and increased traffic at the junction, preferring traffic lights to be installed to manage traffic (confirmed by another MOP) • A MOP commented on the application stating the developer had flagged some issues with the width of the roads to accommodate HGVs • Cllr Holden commented a full analysis of traffic safety and feasibility of access would need to be carried out. • A MOP agreed on the road junctions' unsafe status and raised concerns regarding the increase of traffic the development would bring. They commented pedestrians would not need to cross near the junction if the footpath was moved behind the garage. (agreed by another MOP) • CLLR JoM commented the footpath is a permissive footpath (i.e. not a right of way) and is on land owned by the Goodwood Estate and is dependant on their permission to move the path. • A MOP request an independent survey of the vehicular access, stating the application quoted road measurements that they thought are incorrect and included pavements which would narrow the road further. • Cllr Holden commented large construction vehicles and local buses would struggle to use the junctions as in the application, which could lead to traffic delays. • A MOP commented that changes to the junction could hinder vehicular access to Dairy Lane and an offer to change the access to their property was not acceptable. |

- A MOP commented that WSCC Highways will be assessing the site access and hoped the recommendation would be to refuse on the basis of the access being unsafe/not viable.
- Cllr Holden commented that the PC will focus their comments on issues already noted by WSCC Highways.
- A MOP asked where to view WSCC Highways comments and was informed to check the CDC the Planning Portal.
- Cllr Holden commented the application had closed to resident comments but the PC had been given an extension to submit initial comments by the 12th September 2025, followed by a further report in conjunction with the Planning Consultant and any other information (such as a Road Safety Audit) by the end of September.
- A MOP asked about the development at Temple Bar (which has just been refused planning permission).
- Cllr WH and JoM pointed out this was a commercial development refused permission on economic grounds rather than traffic/access issues and was not a site allocated in the CDC Plan
- A MOP asked if the access to the site could come from the Petworth Road and Cllr JoM commented that the development site did not include land with access to that road.
- A MOP commented that Stane Street is used when traffic is diverted from the A27.
- A MOP commented that they like the extension of the cycle track.
- A MOP commented that the plan was not viable as the cycle track plans used land that wasn't public land and would pass directly outside their house (which is situated onto the street) and would not be constructed as it would be deemed unsafe.
- A MOP commented that any proposals for traffic lights was not viable due to pavement widths or lack of pavements and would be placed directly outside their house/driveway access. They had contacted WSCC Highways asking for a visit to assess the viability/safety of the plans for the junction. They also requested an independent Road Safety Audit be undertaken to investigate these issues (including the issue of HGVs reversing)
- A MOP stated they were concerned the plans were incorrect and not accurate as to the width of road/pavements
- A MOP asked if Rolls Royce Motors (RR) would be commenting on traffic volume issues.
- Cllr JoM stated he thought that it was very unlikely RR would comment on this application given the issues raised regarding their development, which is ongoing. Councillors meet regularly with RR to try to mitigate these issues and report resident feedback.
- A MOP commented on the increased traffic to RR from the east and the placement of traffic lights would affect Dairy Lane.
- Cllr Holden raised the issue of flooding (noting recent flooding had been reported to WSCC Highways) stating this could be a further risk to traffic.
- A MOP stated that a pump installed by National Highways (used to clear flooding from the A27) runs continually 6 to 9 months of the year and was still not sufficient to clear the flooding on Dairy Lane. He has been contacting (for a long time) National Highways who are resistant to taking any further action to alleviate this issue, stating this could affect the planned development.
- A MOP stated that National Highways have stated that they are unable to stop the A27 from flooding.
- A MOP asked about comments on the application from Southern Water.
- Cllr JOM commented that Water Companies have a legal obligation to accommodate new developments to make them work.
- A MOP commented that their road had flooded (on many occasions) and Southern Water use tankers to clear the flooding which would further contribute to traffic issues at the junction.
- A MOP commented that as a resident living in an old (listed) building that they are concerned of the impact of increased HGV traffic would have on their property (given the lack of foundations to the building)
- Cllr Potter commented on the RR Travel Plan (issued with their planning application for the ongoing development) states the RR would encourage all traffic coming from the east to filter through the factory (on the road that has now been built) and exit through the current entrance which should mean vehicles would not pass the junction of Stane Street and Old Arundel Road.
- A MOP stated the application's Traffic Survey was carried out on a Friday afternoon at 3.30pm in the school holidays thus missing RR, school and peak traffic times.
- Cllr Henry Potter noted National Highways submission for the application stated the determination should not take place until the earliest December, to give the applicant time

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| | <p>to negotiate with WSCC Highways and CDC regarding mitigations on the affect of traffic levels on the A27. He stated National Highways have a policy to charge a mitigation levy on developers to fund improvements on the A27. The fund is currently £13million.</p> <ul style="list-style-type: none"> • Cllr JoM commented that this levy is only applicable to development to the south of the A27, which the Maudlin Farm isn't. • A MOP asked if the projected traffic levels included the extra staff that would be working at RR once their development works have completed. They also stated National Highways would not allow access from the proposed development to the A27. • Cllr SB commented that she had walked the roads with Cllr CM. They noted there was a disabled parking bay at the end of Old Arundel Road and any traffic light system would need be placed away from properties situated at the junction. • A MOP commented that WSCC Highways are 'anti' traffic lights as there are never any traffic lights/road closures on the event days at Goodwood. • A MOP stated they had a petition for CDC, objecting specifically to the road access, asking any other attendees to sign. • A MOP commented the developers travel audit was conducted at the wrong time of day and questioned how correct other assumptions in the application are. • A MOP asked about the population density of the proposed development and councillors stated that it was 265 in the CDC Plan. • Cllr SB commented there is provision in the CDC Plan for 3 traveller pitches (with a separate entrance from Old Arundel Road) although it can't be seen the developers plans. This site lays within Boxgrove Parish. • A MOP asked if there was Basketball Court on the proposed site. • Cllr JoM commented that the application at this stage is for outline permission so would not specify to that detail. Cllrs agreed that there was a lack of provision of play areas for older children in the area so it could be a consideration for the site if the application went further. • A MOP commented the application stated that the provision of 265 housing units would meet a shortfall of housing in the area. They questioned whether there is a shortfall of housing in Westhampnett given recent developments in Westhampnett. • Cllr WH stated the shortfall would be in the whole of Chichester area rather than just in Westhampnett. • Cllr SB commented that Chichester is constrained to the south (because of the coast) and to the north (by the South Downs National Park) • Cllrs SB summarised objections to the development should be focussed on the vehicular access and would also include issues around biodiversity, flooding and sewerage. |
| 4 | <p><u>PLANNING APPLICATION</u></p> <p>WH/25/01662/OUT - Large Scale Maj Dev – Dwellings Address: Land At Maudlin Farm, Dairy Lane, Maudlin, Westhampnett, Chichester, West Sussex, PO18</p> <p>Proposal: Outline planning application (with all matters reserved except for access) for the construction of up to 265 no. residential dwellings (including affordable housing and self/custom build plots), specialist accommodation for older persons, a new vehicular access from Old Arundel Road, open space, play areas and associated infrastructure.</p> <ul style="list-style-type: none"> • Councillors noted the points/issues raised by residents and Cllr Holden confirmed these comments would be included into a preliminary response to CDC Planning Department. Cllr Holden confirmed the Planning Consultant would be commencing work on his return from leave on 13th September 2025. This will involve reviewing any further feedback from other stakeholders lodged with CDC and working with councillors to produce a further report for submission, analysing any issues further and in greater detail. |
| 5 | <p><u>PLANNING CONSULTANCY (for Maudlin Farm)</u></p> <ul style="list-style-type: none"> • Councillors approved the quotation from Steve Tilbury for the planning consultancy work. • Following resident comments, councillors agreed to investigate the use of a consultant to undertake a Road Safety Audit. |
| 6 | <p><u>DATE OF NEXT FULL PARISH COUNCIL MEETING:</u> Monday 8th September 2025, 7pm</p> |

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| 7 | <p><u>CLOSE MEETING</u></p> <p>The Chair closed the meeting at 08.19pm.</p> |
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Signed

Date