



Westhampnett Parish Council and surrounding areas

Briefing Note for January Planning Committee

Prepared 22/12/2025

Please note that small household or tree applications have not been considered for the surrounding areas.

Westhampnett

25/02316/PLD - Construction of additional and replacement hard surfacing

Rolls Royce Motor Cars The Drive Westhampnett Chichester West Sussex PO18 0SH

Construction of additional and replacement hard surfacing.

Permitted development – work permitted by Class J.

The new hard surfacing would be utilised for the testing of new vehicles on various surfaces to ensure production quality. This will replace the running of vehicles on the public highway and will therefore result in a betterment to the local area.

PC Recommendation: Support

Reason: Permitted development.

25/02131/FUL - Erection of 1 no. 3 bed bungalow

Land To The Rear Of Ash Keys 25 Stane Street Westhampnett Chichester West Sussex PO18 0PA

Erection of 1no. 3 bed bungalow to the rear of an existing property.

Access to the dwelling will be via Tilemakers Close which is a private road.

Comments received from Thornton Place Residents Company Limited ("Management Company of Tilemakers Close"). *There is no legal right of access for the proposed development via Tilemakers Close. The proposed access route is a privately owned track and is not a public highway or adopted road. Access cannot be relied upon for vehicular or construction access without the consent of the Management Company of Tilemakers Close. For avoidance of doubt, the Management Company of Tilemakers Close will decline any request for access, thus there is no vehicular access to the site, either during construction, or once the build is complete.*

Highways Consultation: No Objection: As Tilemakers Close is a private roadway it will be down to the applicant to agree access with the landowner or management company.

Noting - Expected trip generation by one extra dwelling via this access onto the local highway network would not give rise to any significant increase. There is also sufficient space for turning and parking for this development within the site boundary. The site offers good alternative travel options.

Environmental Health Consultation: does not object to the principle of development at site.

Comments - Given the site's location, there is potential for land contamination to be present. It is considered necessary that the following conditions shall be applied, prior to construction and any ground works: PC20, PC21 and PC22 (if remediation is required condition PO14 should be applied to verify that remediation has been undertaken satisfactorily).

Archaeology Consultation: No objection.

Environmental Protection: consultee is satisfied with the proposal, provided the applicant meets conditions relating to wildlife protection (bats, reptiles, birds, hedgehogs), recreational disturbance contributions, and sustainable construction.

PC Recommendation: No objection subject to access agreement.

Reason / Comment: The Parish Council agree with Environmental Health's comments and recommendations. The Parish Council also note that access to the dwelling is via Tilemakers Close which is a private roadway. It will be down to the applicant to agree access with the landowners or management company.

We have also been asked to comment on surrounding Parishes for any major applications that might affect Westhampnett. No comments are made on householder or Tree applications

Boxgrove

No major applications submitted.

Chichester

25/02922/PA3MA Conversion of 1st & 2nd floor offices to 6 flats. 62-63 South Street

PC Recommendation: No Comment

25/029/20/FUL Change of Use from radio station to class E(c)(e) Dukes Court Bognor Road.

PC Recommendation: No Comment

Lavant

No major applications submitted.

Oving

25/02742/ELD - Existing lawful development - use as a caravan site for up to 16 no. caravans for residential occupation by farm workers, and retention of those caravans on site outside growing seasons.

Colworth Manor Farm Colworth Lane Colworth Chichester West Sussex PO20 2DU

Certificate of Lawfulness for Existing Use or Development (CLEUD) will be issued.

PC Recommendation: No Comment

Oving and North Mundham

No major applications submitted.

Tangmere

25/02796/REM Reserved Matters Application to consider layout, scale, appearance, landscaping for 1300 dwellings, Copse Farm, Tangmere Road.

This application is to consider landscaping

County Highway require further information concerning how the internal layout will join up to the existing highway *Given that there is nothing differentiating between footways and shared (i.e. foot and cycle ways) use routes on the submitted Landscape GA Plan, WSCC Highways consider that there would be merit to a further plan showing highway matters. This would cover the intended road design (i.e. Spine road, secondary loop road, etc), and foot/cycle way design (all routes are currently shaded the same so it's unclear what is intended). Such a plan would then clearly show compliance with the Design Code. This plan should also include other related highway infrastructure including bus stop locations and controlled crossing points (e.g. Puffin, Toucan, or Zebra crossings).*

PC Recommendation: No Comment – planning statement attached to demonstrate plan.

25/02932/PA3MA Conversion Class E to C3 residential 3 bedroom dwelling.

Minster Bridal Couture, Tangmere Road.

PC Recommendation: No Comment

25/02673/DOM - Remove existing mobile home and store and replace with annexe

Downsview 2 Arundel Road Tangmere Chichester West Sussex PO18 0JZ

Removal of existing mobile home / store area and replace with annexe.

PC Recommendation: No Comment

Compiled by Susan Leeson B.Sc. (Hons), M.Phil.