



**LAND & PLANNING
SERVICES LIMITED**

Briefing for Westhampnett Parish Council

Madgwick Lane Reserved Matters

September 2026

Susan Leeson

S & L LAND AND PLANNING SERVICES LIMITED



LAND & PLANNING
SERVICES LIMITED

CERTIFICATE OF LAWFULNESS OF AN EXISTING USE

Madgwick Lane

Background

26/01758/REM Application for the approval of remaining Reserved Matters (Appearance, Landscaping, Layout and Scale) following Outline Planning Permission WH/20/02824/OUT (APP/L3815/W/21/3270721) for the construction of 165 dwellings and associated works and ancillary development. Section 73 application to vary Condition 1 (approved plans) from reserved matters approval WH/23/02711/REM - to amend dwelling designs for Plots 72, 158, 159 and Plots 161 to 164.

The application deals with detailed appearance including elevational drawings of the substation. The designs are Charles Church for market housing and Persimmon for shared ownership and first homes. Design types are limited and materials use varies the external appearance. Brick types are basic 3 types. A plan includes location of air source heat pumps and EV points.

Affordable housing is scattered around the central southern area of the site. The layout plan shows dropped curb and bollards for cycle routing.

Boundary treatment consists of 100mm picket fencing along the frontage of dwellings along the river and low-level hedging internally. To protect garden privacy 1800 high screen walling. The central spine road has railing and hedgerow along the frontage giving a formal traditional approach.

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BOUNDARY TREATMENT KEY:

- | | |
|--|---|
| | Type 1 - 1800mm high screen wall |
| | Type 2 - 1800mm high close boarded timber fence |
| | Type 3 - Low level brick wall with hedge |
| | Type 4 - Metal rail with hedge |
| | Type 5 - 1100mm Picket fence |
| | Type 7 - Low level hedge |
| | Type 8 - 1100mm Horizontal rail |
| | Type 9 - 1100mm Vertical rail |
| | Type 10 - 500mm Knee rail |

Existing boundaries will generally be fenced with 1.8m (6ft) high close boarded fencing, unless existing structures or hedging are deemed satisfactory

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Market Housing

Charles Church



Affordable Housing

Persimmon

Shared Ownership



First Homes



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Material Pallet

Brick type



OPTION A

Main brick - Forterra Clumber Red Mixture
Feature brick - Forterra Lindum Cottage Red
Below DPC - Forterra Lindum Cottage Red



OPTION B

Main brick - Forterra Lindum Cottage Red
Feature brick - Forterra Clumber Red Mixture
Below DPC - Forterra Clumber Red Mixture



OPTION C

Main brick - Forterra Harborough Buff Multi
Feature brick - Forterra Lindum Cottage Red
Below DPC - Forterra Lindum Cottage Red

Tile Hanging



OPTION A

Colour - Red

Painted Brick



OPTION A

Colour - Cream

Flint



OPTION A

as agreed with CDC on inspection of the flint panel

Roof Type



OPTION A

Redland Duo Plain - Charcoal Grey



OPTION B

Redland Duo Plain - Farmhouse Red



OPTION C

Redland Duo Plain - Rustic Brown

NOTE:

Plain tiles to Bay / Porch : Colour to match main roof



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The small amendment to the house has been approved by the Heritage Officer at CDC.

Comment

The house types window profiles apart from double fronted house types lack good design details on the front elevations such as bay or box windows or external cills. These appear on side elevations only due to the layout of the lounges being on the side. Doors and porches lack variety between house types.

Boundary treatment is varied and well designed. Avenue of trees is missing which is encouraged in the NPPF.

PC recommendation comment

Front elevational design could be improved to give a less uniform appearance within the streetscene by more use of bay/box windows rather than restricted to the side elevations. Trees could be introduced along the internal access in accordance with the NPPF.



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