



**LAND & PLANNING
SERVICES LIMITED**

Briefing for Westhampnett Parish Council

Dairy Lane Briefing 2

September 2026

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S & L LAND AND PLANNING SERVICES LIMITED



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CERTIFICATE OF LAWFULNESS OF AN EXISTING USE

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Background

This second briefing is to provide the updated position regarding the outline application with all matters reserved except for access for the erection of up to 255 residential dwelling 9 including affordable housing), care home, new vehicular access and open space. Land at Maudin Farm Westhampnett.

This update considers the Planning consultations and Committee Report.

Consultation Responses

Update

West Sussex Flood Authority have now withdrawn their objection regarding flooding and drainage. There are 4 Suds drainage and management standard conditions.

Highways require further information

The mini roundabout is an existing feature that has already been considered as suitable to accommodate additional trips from the development as part of the local plan site allocation work and further reviewed in capacity terms in comments dated 19 September 2026. It is considered that retention of the mini roundabout with minor alterations is acceptable in principle, subject to further RSA/ detailed design checks. However, further information on the development as a whole is required.

Minerals and Waste

Objection as no Minerals and Waste strategy report has been submitted.

Sports

The officer is satisfied that the MUGA onsite provision and £230K off site contribution is satisfactory.

Environmental Health

No objections in principle however, the revised Noise Statement does not address all points previously raised regarding noise, ventilation and overheating design solutions.

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Tangmere Parish Council

Together with the Tangmere Strategic Development, this proposal considerably reduces the gap between greater Chichester and Tangmere, significantly eroding Tangmere's separate identity.

The proposed buildings will impinge on views towards the SDNP and, with the TSDL, create a near continuous belt of development when viewed from the South in Winter and Spring.

What impact will the proposed acoustic fence have on reducing the vegetation at the site's South Eastern frontage?

Is there space for substantial street tree planting within the site, noting the compromises of the Redrow Site N of Graylingwell?

Committee Report

RECOMMENDATION DEFER FOR SECTION 106 THEN PERMIT subject to the following conditions and informatives: - Reason for Committee Referral Parish Objection - Officer recommends Permit

The committee report determines the application against **Policy A10 Land at Maudlin Farm**. The executive summary describes the reasoning for the recommendation as follows:

The proposals include 30% affordable housing and have demonstrated that the development would be safe in highway terms subject to off-site highway works. A Landscape and Visual Impact Assessment demonstrates limited visual harm and an indicative drainage strategy shows that the site can be sustainably drained whilst accommodating the amount of development proposed. An indicative masterplan based on an acceptable housing mix shows how the development could be designed and laid out with open space, play areas and allotments shown alongside private amenity spaces and parking. Details have been provided to demonstrate that noise can be adequately mitigated to ensure a good level of amenity for future residents, and ecology surveys have shown that the development would not result in significant harm to wildlife. The development would also exceed the requirement for a 10% biodiversity net gain. The application is therefore recommended for approval subject to a legal agreement and planning conditions to secure



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various obligations including affordable housing, the delivery of the gypsy and traveller pitches and the off-site highway works.

Consultation Responses in the report

National Highways consultation response is as follows:

The proposed drainage strategy involves discharges of surface water run-off via two outfalls:

1. Catchment B - The proposed outfall discharges to the eastern drainage ditch which passes under the A27 via a NH culvert. 2. Catchment A - The proposed connection to a third-party drainage ditch along the western outfall. Outfall location: Catchment B - This would be acceptable subject to some further details. We accept the proposed discharge rate of 2 l/s, in line with the greenfield run off rate. The exceedance plan has not been uploaded to the planning application webpage correctly. Please re-upload the exceedance plan to the planning application webpage so that we can review the exceedance flow rate. This is to ensure that, in the event of a drainage failure, we are satisfied that the proposed development overland flows would not enter the A27. The location of the proposed outfall for catchment B should not be near the existing National Highways culvert inlet. This is necessary to protect the existing drainage system for the A27 and to avoid potential future maintenance issues. It is also necessary to prevent interference with flow patterns and hydraulic efficiency. The distance must be shown at the detailed design stage. As such, this matter that can be addressed through an appropriately worded planning condition. Outfall location: Catchment A - The location of this outfall is unacceptable because it would discharge to the Dairy Lane ditch which forms part of the drainage system for the A27. The ditch outfalls to the A27 carriageway culvert and then discharges to a National Highways open trench soakaway system. DfT Circular 01/2022 (para.59) is clear that no new connections into highway drainage systems from third party development and proposed drainage schemes will be accepted. To ensure the integrity of the highway (A27) drainage systems, the Flood Risk Assessment (section 9) needs to be amended so that the western ditch does not discharge to the Chichester flood relief channel. An alternative surface water management solution needs to be identified Conclusion Given the above, it is currently not possible to determine whether the application would have an unacceptable impact on the safety, reliability and/or operational efficiency of the SRN. National Highways currently recommends that planning permission not be granted (other than a refusal if the Council so wishes) for a period of three months until 02 December 2025 to allow the applicant to resolve the outstanding matters.

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SDNP

Maintain comment regarding a sensitive approach to external lighting. Notes that the sports facilities are not to be flood lit.

West Sussex Fire and Rescue

Require evidence the fire service vehicle access meets the national requirements.

The following are conditions concerning drainage and flooding;

12) No development shall commence on site apart from demolition and site clearance until the full details of the proposed surface water drainage scheme have been submitted to, and approved in writing by, the Local Planning Authority. The design should follow the principles of Drainage Strategy Plan (drawing number 2212049-0503 Rev P03, dated 29/05/2026) and align with National SuDS Standards. The results of appropriate ground investigations will be required to support the design of the SuDS features. No building shall be occupied until the complete surface water drainage system serving the building has been implemented in accordance with the agreed scheme/drawings and method statement. The agreed scheme is to remain in place for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Planning Authority. Reason: To ensure that the development achieves a high standard of sustainability and to comply with NPPF and Local Planning Policies.

13) No development shall commence until a construction phase surface water management plan for the site has been submitted to and approved in writing by the Local Planning Authority. This plan shall provide full details of who will be responsible for maintaining such temporary systems and shall demonstrate how the site will be drained to ensure there is no increase in the off-site flows, nor any pollution, debris and sediment to any receiving watercourse or sewer system. The temporary drainage scheme shall subsequently be implemented in accordance with the approved details prior to and during the construction phase and be appropriately decommissioned following the final drainage scheme being validated as operational. Survey and photographic evidence of remediation shall be supplied for any permanent SuDS used in the temporary scheme, prior to being made operational. Reason: To ensure that the construction of the site is appropriately

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managed in accordance with National SuDS Standard 7, does not result in any flooding both on and off site in accordance with NPPF.

17) Notwithstanding any details submitted, no development shall commence apart from demolition and site clearance until details of a system of foul drainage of the site have been submitted to and approved in writing by the Local Planning Authority. These details shall include: • Construction details of the foul drainage network within the site to include specifications to demonstrate it would be constructed to a level suitable for the pressure of ground water to prevent surface or ground water ingress; and • Evidence to verify that sufficient capacity exists within the foul drainage network to accommodate the foul flows from the development. Any variance in the approved details must be agreed in writing with the Local Planning Authority prior to the commencement of any development in relation to the foul drainage of the site. Thereafter all development shall be undertaken in accordance with the approved details and no occupation of any of the development shall take place until the approved works have been completed and verified pursuant to condition 33. The foul drainage system shall be retained as approved thereafter. Reason: To ensure adequate provision for foul drainage. It is considered necessary for this to be a pre-commencement condition as such details need to be taken into account in the construction of the development and thus go to the heart of the planning permission.

30) Upon completion of the surface water drainage scheme and prior to the first occupation of the development, a detailed verification report, (appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme), has been submitted to and approved (in writing) by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved and shall include as a minimum: 1. CCTV survey of underground structures, 2. A full set of "as built" drawings highlighting any minor changes to the approved drawings. 3. Photographs of

excavations (including soil profiles/horizons) and any installation of any surface water drainage structures and control mechanisms. 4. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with

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the findings submitted to and approved in writing by the Local Planning Authority. Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Local Plan Policies of Chichester District Council.

33) Upon completion of the foul drainage scheme pursuant to the approved scheme to be discharged under condition 17 and prior to the first occupation of the development, a detailed verification report, (appended with substantiating evidence demonstrating that the approved construction details and specifications have been implemented in accordance with the foul water drainage scheme), shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the foul water drainage scheme has been constructed in accordance with the details approved and shall include as a minimum: 1. CCTV survey of underground services 2. A full set of 'as built' drawings highlighting any minor changes to the approved drawings 3. Photographs of excavations (including soil profiles/horizons) and any installation of foul water drainage structures of control mechanisms 4. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority. Reason: To ensure that foul drainage which serves the site is operational and does not result in flood risk on the site or elsewhere.

Comment

The Officer recommendation is clearly for approval as per the executive summary in that the outline application provides development in accordance with planning policy. Leaving details to be provided at Reserved Matters. The principle being acceptable and being mindful of the 5YHLS position.

The objection from Westhampnett Parish Council concerning the access arrangements and the care home. This is dismissed by the report stating that all elements of the Policy are provided "*including an 80-bed car facility.*"

Regarding Highway safety the reports states

The level of local concern regarding highway safety matters is clear in the comments received from Westhampnett Parish Council, the adjoining Parish



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Councils and local residents. Notwithstanding these comments, the LHA is clear that the road network does not suffer from capacity issues at present and the development would not generate a level of traffic that would result in harm to the efficient operation of the highway. Given this conclusion, there is no requirement for the applicant to source an alternative means of access.

Regarding drainage the report states

The applicant's drainage engineer has also provided a response to the issues identified by the drainage consultant appointed by Westhampnett Parish Council. The proposals now correctly identify the watercourses serving the site and contain sufficient information to conclude that a detailed surface water drainage scheme can be designed to achieve at least a greenfield run-off rate without undermining the amount of development being proposed. This includes ensuring a 5 metre easement for an existing main sewer which crosses part of the site.

Further infiltration testing will be required to evidence the final drainage strategy. The Council will also expect to see consideration of a range of drainage features to improve the resilience of the scheme as required by national guidance. Provided the conditions recommended by National Highways, the LLFA and Southern Water are imposed, the development is considered to be acceptable with regard to flood risk and drainage.

The Parish Council's objection concerning the lack of need for a care home is disregarded on the basis that it is within the body of the Policy 10.

The Minerals objection was addressed in the report as The MWPA has maintained an objection to the proposals on the basis that no on-site specific testing has been undertaken to assess the quality of the resource and determine with certainty whether the resource is economically viable for extraction. In response to this, the applicant has clarified that evidence from excavations that were undertaken in association with the development of the



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Rolls-Royce site which is approximately 100 metres to the north demonstrated that the resource was not suitable for extraction.

Conclusion

It is clear that this outline application was going to be approved, leaving details to reserved matters as the principle of the application is in accordance with planning policy A10 Land at Maudlin Fam.

Land at Maudlin Farm is allocated for the development of: • Approximately 265 dwellings, including 13 serviced self/custom build plots; • **Specialist accommodation for older persons, to include a component of care or support, of a form which is appropriate for the site;** • Provision of on-site public open space and play area; • 3 gypsy and traveller pitches, if there remains an outstanding need for pitches at the time of the determination of the planning application.

Housing Land Supply is a pressure that CDC has in mind when pressing forward with this application without considering the pragmatic changes in development in an area that would in this case make the need for a care home negative in this area, and could result in empty beds.