

Westhampnett Parish Council and surrounding areas

Briefing Note for July Planning Committee

Prepared 25/08/2026

Westhampnett

25/01662/OUT | 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. | Land At Maudlin Farm Dairy Lane Maudlin Westhampnett

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West Sussex Flood Authority have now withdrawn their objection regarding flooding and drainage.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.

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.

Boxgrove

No major applications submitted.

Chichester

26/01646/LBC|Change of use of ancillary upper floor Use Class E storage and back of house space to 1 no. residential unit, rear dormer and formation of rear roof terraces on existing flat roof, replacement/refurbishment of windows on front elevation, new external door and window alterations at rear, with external including bin and bicycle storage and internal alterations including new staircase to basement level and removal of staircase between ground floor and upper floor levels.|76 - 77 North Street Chichester

PC recommendation – No comment

Lavant

No major applications submitted.

Oving

No major applications submitted.

Oving and North Mundham

No major applications submitted.

Tangmere

No major applications submitted.

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