

Westhampnett Parish Council and surrounding areas

Briefing Note for July Planning Committee

Prepared 27/07/2026

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

The Parish Council objection is registered. The CDD Housing Officer raised no objection.

Boxgrove Parish Council – objection – concerned about increase in traffic on local roads, particularly with the expansion of Rolls Royce. Further concern regarding increased risk of flooding adjacent to the development.

A Noise Assessment has been submitted noise from the A27 identified as the main source of noise. Various measures include a barrier fencing along the A27 and massing of dwellings along the A27 boundary to break noise to the rest of the site. These dwellings would have additional triple and secondary glazing as well as passive vents and mechanical ventilation. These dwellings would also have windows which would not open

PC recommendation – comment – concern for the residential loss of amenity for the dwellings along the A27 boundary: suggest a 10metre tree screen along this boundary to absorb more noise to protect the dwelling's further.

*Noise attenuation — A multi-layered tree belt (native deciduous and evergreen species, staggered planting, understorey shrubs) can reduce perceived noise levels by disrupting sound pathways and increasing ground-level absorption. While vegetation alone does not replace engineered acoustic barriers, a **10-metre depth** significantly increases the cumulative attenuation effect compared with narrow strips. A substantial planted buffer would soften the hard edge of the development, improve outlook, and reduce the sense of*

exposure. Planting on both sides of the barrier will significantly improve visual appearance for proposed residents and the wider environment.

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 for the surrounding areas.

Boxgrove

No major applications submitted.

Chichester

26/01145/FUL | Extension and elevational alterations to create a new reconfigured Retail Unit (Class E) to sell food and non food goods, reconfiguration and extension of car park, installation of plant and relocation of existing sculpture and associated works. | Homebase Barnfield Drive Chichester

Vehicular access to the site is maintained via Barnfield Drive to the north, providing a two-way access and egress route into the development. The existing car park serving the store will be retained, with additional customer and priority bays proposed. The proposals present a high-quality and contextually responsive redevelopment that will deliver a new full line M&S store,

Chichester City Council representation.

The application is supported in principle, subject to robust assessment of any potential impact upon the vitality and viability of Chichester City Centre. The loss of the M&S stores in the city centre is regretted. Concern is raised regarding traffic, particularly rat running through Swanfield. No traffic mitigation measures are proposed. If these are not required of the developer directly, they must be provided by the County Highway Authority to address the traffic issues in the area.

PC recommendation – Support the comments from Chichester City Council

26/01331/PA3MA | Prior Approval for change of use from Class E (office use) to 4 no. Class C3 (residential flats) | Ambassador House Crane Street Chichester

PC recommendation – No comment

26/01313/PA3MA | Prior Approval for the change of use from commercial (use class E) to residential (use class C3) to no.14 residential units. | Friars House 52 East Street Chichester

PC recommendation – No comment

26/01293/PA3MA | Prior approval Permitted Development proposals to convert the existing office space occupying part of the first floor and all of the second floor above 62-63 South Street into Six 1bedroom flats, 278 sq metres of residential accommodation. | First Floor 62 - 63 South Street Chichester

PC recommendation – No comment

It should be noted that there is no demand currently for office space in Chichester city centre. This is partly due to the requirement for the upgrading of the existing office spaces available.

6/01330/LBC | Repairs to the existing roofs including replacement lead to central valley, new cast iron guttering and downpipes to replace plastic and replacement roof covering to mono-pitch roof over store. | Baffins Hall Baffins Lane Chichester

PC recommendation – No comment

26/01422/FUL | Conversion of first floor office space to 2 no. flats; Conversion of second floor office space to incidental storage associated with flats and associated works. Variation of condition 3 (Notice of Purchase) from planning permission CC/25/00226/FUL - To allow current approved nitrates mitigation provider to be substituted with new provider. | First And Second Floors 57 East Street Chichester

PC recommendation – No comment

26/01360/FUL | Change loose gravel car park surface to permeable asphalt finish. | The Pavilion Connolly Way Chichester

PC recommendation – No comment

26/01459/FUL | Change of use of ground floor from Public House (sui generis) to Adult Gaming Centre (sui generis) and associated office use on the first floor. Application under Section 73 to vary Condition 4 (hours of operation) from planning permission CC/25/00500/FUL to allow trading of the premises from 08:30 until midnight, 7 days a week for the AGC and associated office use. | Cassino 4 - 5 Market Road Chichester

PC recommendation – No comment

26/01230/FUL | Erection of 7 no. dwellinghouses along with associated infrastructure works, roads, car parking and landscaping. | Land East Of Marchwell Studios Former Graylingwell Hospital Chichester

PC recommendation – No comment

26/01550/ELD | Existing lawful development - use as a caravan site for 8 no. caravans for residential occupation by nursery workers and retention of those caravans on site outside growing seasons.

PC recommendation – No comment

Lavant

No major applications submitted.

Oving

No major applications submitted.

Oving and North Mundham

No major applications submitted.

Tangmere

26/01492/FUL | Change of use from remaining A2 (nursery) to C3 (residential) with external alterations. | Willowdene Nursery School Tangmere Road Tangmere

PC recommendation – No comment

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