



PLANNING ADVISER'S REPORTS FOR THE PLANNING AND CONSERVATION  
COMMITTEE MEETING ON THURSDAY 12 NOVEMBER 2020

Week 41 – 7 October 2020

CC/20/02254/FUL - Case Officer: William Price  
Chichester College Avenue De Chartres Chichester PO19 1SB  
Creation of an athletics training track, warm-up area, floodlighting and fencing.

### **Site and Proposal**

The site is on the southern side of the Chichester College site, just south of the leisure centre building, with an existing floodlit hockey pitch to the west and a floodlit path to the east in front of student accommodation buildings. Further south is Via Ravenna, a minerals processing site at the railway sidings, and the railway track. The proposal is to provide a floodlit 300m running track with 60m straight track and a small warm up area for shared use by the college and the community.

### **Main Considerations**

The proposal is to provide a floodlit 300m running track with 60m straight track and a small warm up area for shared use by the college and the community. Local and national planning policy within the NPPF is supportive of educational, community and sports development, and the track would provide a high-quality sports facility for college students and the local community. The 6m floodlights would be directed so as to cast light along the track only and to minimise light spillage.

There would be little impact from the development given its surrounding context. Adjacent to the proposed track to the west is an existing floodlit hockey pitch, and to the east there is a floodlit path between the proposed development and the student accommodation buildings. Use of the track would cease by 10pm every evening with use of the lights until 10.30 to ensure users vacate the area while it remains safely lit. This is in line with the usual usage times of the college's sports facilities.

### **Recommendation: No objection**

CC/20/02473/REM - Case Officer: Steve Harris  
Vistry Southern  
Land On The West Side Of Broyle Road Chichester West Sussex  
All outstanding Reserved Matters for the erection of 53 dwellings with associated parking, landscaping, informal open space and associated work on Phase 5, Parcel G, pursuant to permission 14/04301/OUT.

### **Site and Proposal**

The site is Parcel G of the West of Chichester/White House Farm development, located on the southern side of the spine road adjacent to the commercial centre. The proposal is for 53 dwellings.

### **Main Considerations**

The principle of the development along with access has been established under outline permission 14/04301/OUT. This Reserved Matters application establishes the details of the part of the site referred to as parcel G, insofar as appearance, scale, layout and landscaping. The proposal accords broadly with the parameters set out within the masterplan. 2.5 storey townhouses front onto the main spine road alongside a 3-storey block of flats, and further

into the site are 2 storey dwellings. In common with the other reserved matters land parcels, the design of the buildings is not locally influenced, however, given the context within the site, where other similar designed buildings have been permitted, this would cause little harm.

It is noted that 23% affordable housing is under the normal 30% requirement but acceptable if provision across the site meets the standard.

The layout features a parking area between the rear gardens of two streets, resulting in an area lacking natural surveillance, and contrary to safe by design principles. Elsewhere on the site, triple parking into garages is likely to reduce the number of practical parking spaces available for daily use.

The three-storey block of flats accommodates 6 2-bed properties and is likely to house families with children. No safe outdoor private amenity space is offered, and this is therefore unacceptable provision. These flats form the social rented portion of the site's affordable housing and the occupants may therefore have little choice regarding their housing as a result of their socio-economic position, and their occupation may be long term. It is therefore important that the accommodation they are offered is of a suitable standard to meet their basic needs.

Some sustainability features are offered, including solar panels (on the flats only), solar streetlights and 10% co2 saving through fabric first. It is not clear whether, in total, the site will contribute the developer's agreed 19% improvement over building regulations sustainability standards. Electric car charging provision does not appear to have been made.

The development is acceptable in principle and the housing is needed within the area, particularly as there is no current 5-year supply of housing, however, the application features some significant problems in its detailed design which should be resolved prior to permission being granted in order to ensure appropriate standards are met.

**Recommendation: Objection as no outdoor amenity space is given to the occupants of the flats, many of whom will be children. The parking area behind the townhouses has poor natural surveillance and may attract anti-social behaviour. Triple parking into garages will reduce spaces actually used for parking and possibly lead to local parking problems. It is not clear whether the development meets the developer's target of 19% improvement over basic building regulations sustainability requirements across the site but the number of solar panels provided is low and there doesn't appear to be confirmation that every property will have provision to charge an electric vehicle.**

Week 42 – 14 October 2020  
No committee items.

Week 43 – 21 October 2020

CC/20/02530/FUL - Case Officer: William Price  
Mrs Julia Potter  
Land At Royal Close Chichester West Sussex  
Construction of 5 no. 1-bedroom elderly persons flats together with reconfigured car parking and the installation of replacement doors and windows on existing flats at Royal Close, Whyke.

### **Site and Proposal**

The site is a development of affordable housing for older people, comprising a number of two-storey apartment buildings around a central amenity space. The proposal is for an extension to the development for an additional 5 flats.

## **Main Considerations**

The proposed buildings have been designed to reflect the character and materials of the existing complex. 5 additional flats would be provided in total within 3 new blocks.

The proposed blocks B and C are on the eastern side of the entrance to Royal Close and block G is on the western side of the development.

The scale, siting and design of blocks B and C enhance the street scene, by better articulating the space. Block B, together with the block opposite, would form a symmetrical entrance feature to the estate. Currently the site of block C appears as an island of informal bin storage and parking in the highway, which would be improved by the siting of block C forming a building line and a clearly defined roadway. Acceptable window to window distances are upheld and little impact would result from the proposal in this respect.

Block G is similarly attractively designed and well sited in terms of visual context. It continues the building line of properties along the west and rear of Royal Close and is sited within an existing car park area. A total of 7 spaces would be lost overall across the site. The applicant submits that there is significant residual parking within Royal Close itself; the spaces are not well used as a result of many of the older residents not owning cars or driving. This has been noted at a number of site visits which confirm the conclusion.

It is noted that block G is sited close to its neighbour and confirmation should be sought to ensure this window does not serve a main habitable area.

**Recommendation: No objection subject to confirmation that the window facing the eastern flank of block G is not the only window serving the main living area.**

Week 44 – 28 October 2020

No committee items.