

Agenda Item 5



Chichester City Council

PLANNING ADVISER'S REPORT FOR THE PLANNING AND CONSERVATION COMMITTEE MEETING ON 27 FEBRUARY 2025 AT 4PM

Week 3

CC/24/02769/FUL - Case Officer: Rebecca Perris
28 Brandy Hole Lane Chichester West Sussex PO19 5RY
Replacement dwelling with new detached garage.

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SNXDZ9ERMIC00>

Key issues

Principle of development

- The application site is an existing residential plot on Brandy Hole Lane, outside of the settlement boundary of Chichester, within the rural area. The replacement of existing dwellings in rural areas is not contrary to any development plan policies in principle, subject to compliance with other policies and material considerations.

Impact on character and amenity:

- The existing property is one of the larger properties in this part of Brandy Hole Lane; it is 2 storeys in height and features a wide frontage. The proposal is to demolish and replace the existing 2 storey dwelling with a larger, and slightly higher, 2.5 storey, crown roof dwelling featuring a flat roofed dormer window to the front and rear roof slopes and second storey windows within the forward projecting gables on the front elevation, together with a detached 3-bay garage building across the front of the plot, widened access and large gravelled parking area. The large flat roofed area of the crown roof would not be seen from the public realm, and the roof would have a hipped appearance, but the building would be of significant height, width, depth and bulk compared to the existing and surrounding dwellings. The 2.5 storey area of the building extends further forward and rearward than the existing building, and a further single storey extension is proposed to the rear of this. The hipped appearance of the roof form preserves some sense of space to the sides of the property, particularly on the eastern side where there is a catslide roof which reduces the height and bulk of this side of the building. However, the catslide roof extends the dwelling almost to the east side boundary, to provide a covered walkway along the side of the building, which unnecessarily increases the width of the building and reduces the sense of space around the property without providing any additional floor space within the building.
- The application site is on the north side of Brandy Hole Lane, approximately 140m to the west of Centurion Way. This area has a rural character and is designated countryside, outside of the settlement boundary of Chichester. The settlement boundary runs along the eastern side of Centurion Way. The area features woodland to the south and west, and low density, linear, residential development along the north side of the lane, comprised predominantly of detached, 1, 1.5- and 2-storey properties in large, sylvan plots. Crown roofs are not characteristic of this area. There is a sense of space between properties, though the degree of separation varies from plot to plot. There is no strong building line, but all the properties are set well back from the road, and plots generally feature significant mature vegetation, which creates a sense of openness and contributes to the area's rural character.
- The eastern part of Brandy Hole Lane, to the east of Centurion Way, features higher density residential development on both sides of the lane, and this part of the lane

(approximately 140m east of the development site) is within the settlement boundary, though it remains a particularly verdant area, with significant tree coverage screening built development from the road. This area has the character of an urban-rural transition area. There are some examples of bulky, crown roof developments in this area.

- There are some garages forward of the associated dwelling in this area, but these are generally either set further back from the road than the proposed, or are smaller than the proposed. Some are single or double garages and some feature lower roofs, in addition, most are associated with smaller dwellings, and smaller hard surfaced parking areas, such that the combined volume of built form on the plot overall is considerably less than that of the proposal site. The proposed garage is a three-bay garage to the front of the plot, positioned with its longest elevation across the frontage of the plot, which would take up more than half of the width of the plot. It features a pitched roof which is hipped on one side and half hipped on the other. Two parking spaces are enclosed garage spaces and one is open on two sides as a car-port space. This would affect the open character of the area.
- It is proposed to retain the existing access and widen it, which would improve safe access to the property. It is also proposed to provide a large, gravelled, parking area to the front. Loose gravel may be transferred to the road, which is a fairly narrow and unmarked rural road; this may compromise highway safety. A bonded surface would be better for safety.
- The proposed parking area and garage would cover most of the front of the plot, though the hedge to the front is to be retained (other than that which requires removal for access widening).
- The cumulative impact of all the elements of the proposal, including the height, depth, width, mass and bulk of the dwelling, the large area of hard surfacing over most of the front of the plot, and the pitched roofed, three-bay garage building, positioned with the widest elevation across the front boundary of the plot, would have a significantly urbanising effect upon the character and appearance of this rural area.

Impact on residential amenity

- The proposed dwelling and the neighbouring properties are on generously proportioned plots with private amenity space to the rear.
- The proposed building would be in a similar position on the plot to the existing but would be slightly deeper, extending further to the front and rear than the existing building, and having a crown roof, slightly higher than the existing hipped roof, though it would have the appearance of a hipped roof, as the flat area would not be visible from the ground. In addition, there would be a single storey, flat roofed extension on the eastern side of the rear elevation.
- The neighbouring property to the east is positioned further forward in the plot than the existing and proposed dwelling. The side of the dwelling features windows at ground and first floor level. However, it would appear from the planning history that these windows either serve non habitable rooms (e.g. bathrooms, utility rooms), or they are secondary side windows where the room has a main window on the front or rear elevation. The design of the proposal is such that, although the proposed building is higher and deeper than the existing, the east side of the building would feature a catslide roof, hipping away from the eastern boundary and sloping down to ground floor level. The proposed building's lower roofline along the eastern boundary would mitigate light loss and minimise perceived height and bulk. The neighbouring property features an outbuilding in the rear garden which extends to a similar degree along the shared boundary as the proposed single storey, flat roofed, rear projection. There would not be an unacceptable impact upon light and the proposal would not be overbearing to this property.
- No windows are proposed on the first floor of the main east elevation, and there would be no unacceptable loss of privacy to the neighbouring property to the east.
- The dwelling to the west is further back on its plot than the existing and proposed buildings. It is well separated from the proposal site, by an access track which runs between the properties. It features no side windows which would be affected by the proposal, and the two properties have an appropriately distanced side-to-side relationship. As a result of the position and distance, the proposal would not be overbearing on this property and there would be no meaningful impact upon light. The

proposal features two first floor windows on the west side elevation. However, as these would overlook the access track and publicly visible front garden, and the side elevation without any windows, there would be no unacceptable loss of privacy as a result of these windows.

- The proposal would not have an unacceptable impact on the residential amenity of any neighbouring properties.

Ecology

- The application is supported by an Arboriculture Report and an Ecological Appraisal.
- The works would affect a bat day roost and therefore separately and subsequently to the planning permission, a Licence for the works will be required to be issued by Natural England. Mitigation and enhancement measures, including installation of bat boxes, are identified in the ecological report.
- The proposal would be subject to Biodiversity Net Gain requirements, requiring a 10% increase in the baseline biodiversity value on site (or by improvements off site, if there are insufficient opportunities on site). This should be subject to a condition, if approved.

Representations

- The archaeologist has confirmed that there is unlikely to be any impact on archaeology.
- Chichester Society object to the application as follows: "We consider that the proposed new house and its detached garage have an unacceptable increased perceived bulk when compared to the original house. The proposal is for 3 storeys with deep flank elevations, whereas the character of the Lane is rustic the informal and variegated 2 storey houses set in generous gardens. The elevations details and accommodation planning are well presented but we feel a reduced scale of residential property is called for here".
- At the time of writing the report, there are no objections from any neighbouring properties.

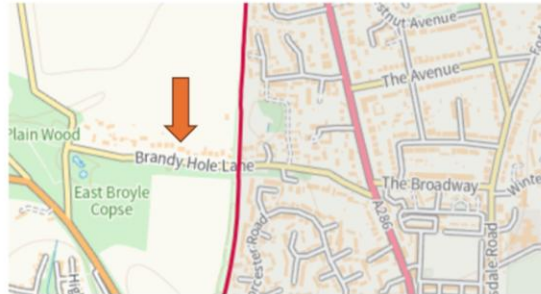
Recommendation:

- Objection. As proposed, the development would have an unacceptably urbanising impact upon the rural character of the area, due to the cumulative impact of all the elements of the proposal including the scale, width, height, mass and bulk of the replacement dwelling, the very extensive area of hard surfaced/gravel parking to the front, and the size and position of the pitched roofed, three-bay garage building, positioned with its longest elevation across the front boundary of the plot. Consideration should be given to the following amendments:
 - The dwelling should be reduced in height as far as possible, while still providing the necessary minimum ceiling height for each floor.
 - The gables which project forward on the front elevation, should be hipped to match the rear and sides of the roof. This would create a coherent design and appearance and would reduce mass and bulk without affecting any habitable space. Only storage spaces would be affected, and a large area of storage space would still remain, which would be appropriately served with roof light windows if necessary.
 - The garage plans should be amended to reduce its prominent siting and significant height, mass, bulk and width across the frontage of the site. A single or double garage should be considered. Height should be minimised; a lower pitched, fully hipped roof, a flat roof, or a mono-pitched (stable style) roof may be appropriate and would reduce height and bulk. The longest elevation should be parallel to the side boundary, which would result in the narrowest elevation being angled slightly away from the front boundary. New hedge planting should be proposed along the side boundary to soften and screen the garage. The third vehicle parking bay should be omitted.
 - A bound surface (which may have a gravelled appearance), rather than loose gravel would be preferable from a highway safety perspective.
 - The excessive parking area should be reduced in size to the minimum necessary to serve the property. Planted areas should be increased to retain, as far as possible, the rural character of the area. This could also contribute to Biodiversity Net Gain on site.

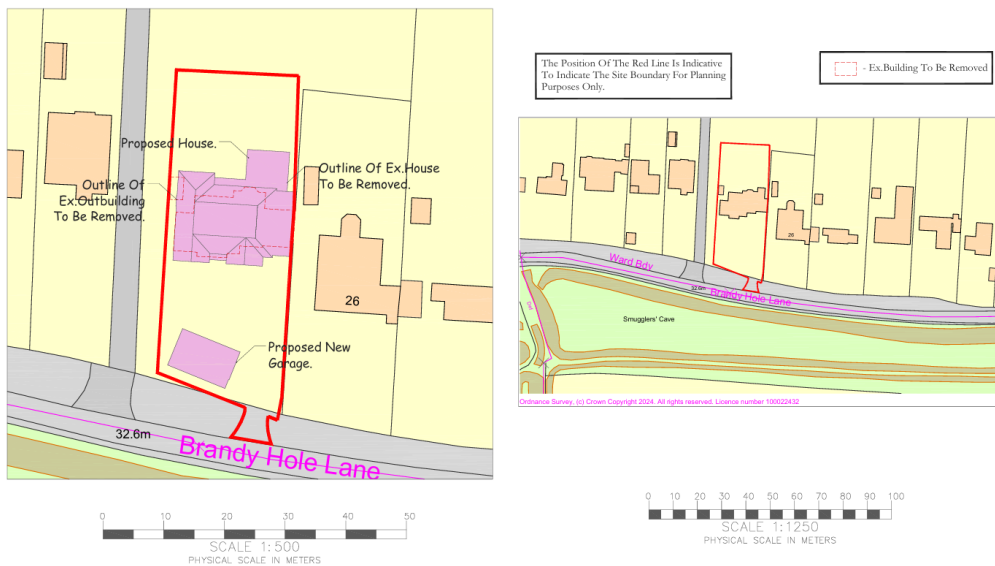
- Consideration should be given to removing the roof overhang on the eastern side of the dwelling, which would reduce the width of the building and increase the sense of space around the property, without any impact on the internal space within the building.
- Details should be provided showing how the solar panels are proposed to be mounted on the flat part of the roof. If mounted flat, these would have little visual impact. If mounted on angled frames, these may be visible and would have a commercial appearance, unsuitable for a rural dwelling.

Settlement boundary:

Site
outside the
settlement
boundary



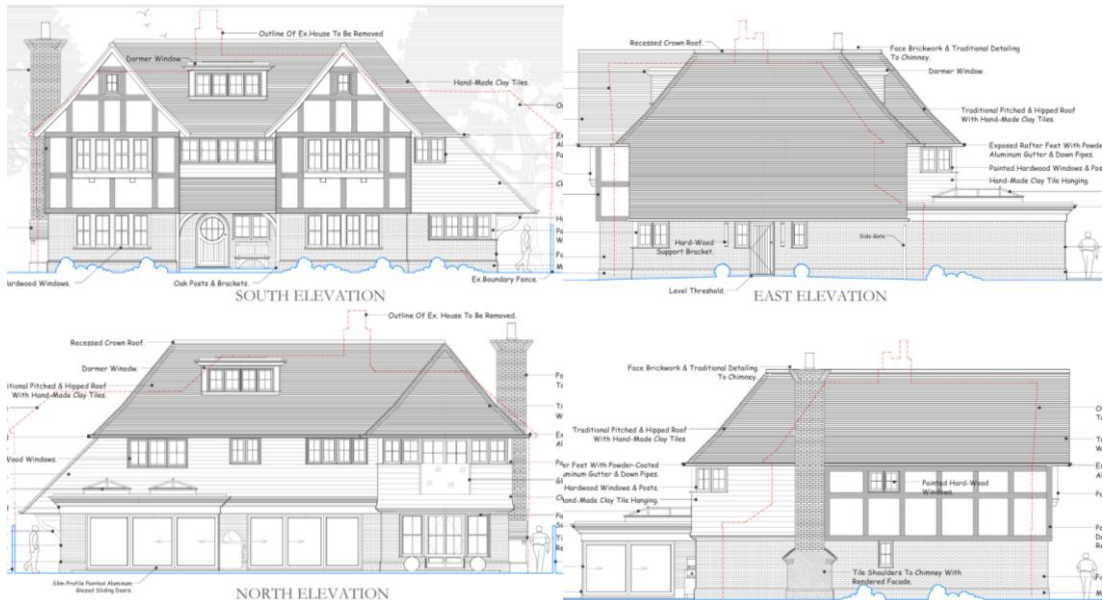
Extracts from plans:



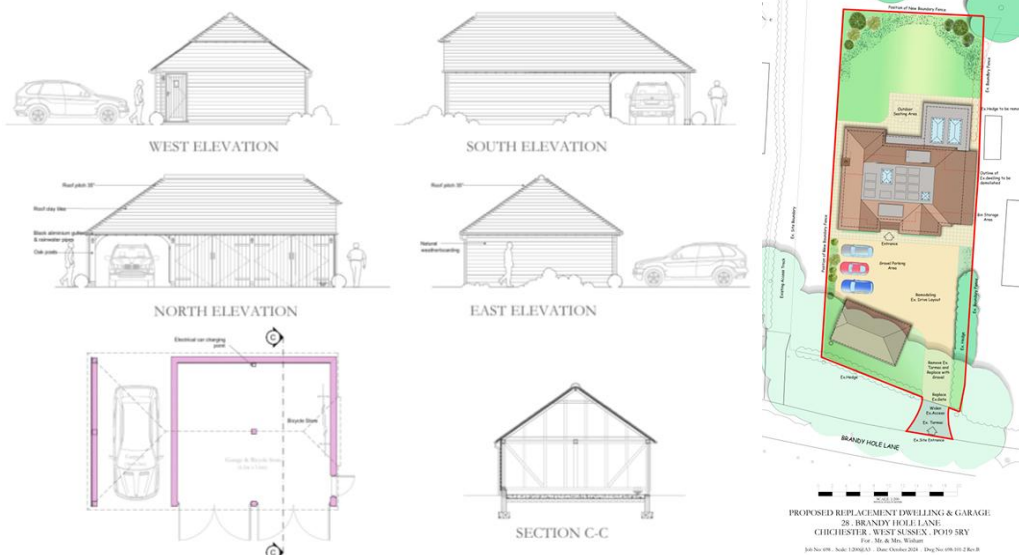
Existing:



Proposed:



Proposed garage:



Week 4

CC/24/02886/LBC - Case Officer: Eleanor Midlane-Ward
 County Library Tower Street Chichester West Sussex
 Internal and external works.

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SOP352ERMSU00>

Key issues

- The application is for Listed Building Consent for works to upgrade the internal lighting, the electrical cupboards (existing to be re-built on current footprint, to a 30 minute fire rating, and 1 new to be installed), to upgrade the fire alarm system, and to upgrade the existing refuge system/panel. This would bring the library up to current building regulations standards for public buildings. The library is grade II listed.
- The works are largely internal repairs and upgrading and do not affect the appearance of the building. However, it is proposed to install external lighting over the entrance doors to the building to comply with BS7671, BS5266 and BSEN12464-1.
- The relevant consideration for Listed Building Consent is the impact on the significance of the Listed Building itself, including both the fabric and appearance of the Listed

Building. There would be no harm to the fabric or appearance of the building, subject to approval of the details of the external lighting.
Recommendation: No objection subject to the comments of the Conservation Officer regarding the design and lux levels of the external lighting.



Weeks 5-6: No committee items.

Agenda Item 8



Chichester City Council

REPORT FOR THE PLANNING AND CONSERVATION COMMITTEE MEETING ON 27 FEBRUARY 2025 AT 4PM

WSCC Draft Local Flood Risk Management Strategy (LFRMS) Consultation (2025-2030)

WSCC is carrying out a public consultation on its Draft Local Flood Risk Management (LFRMS) Strategy (2025-2030).

WSCC, as the Lead Local Flood Authority, works with other Authorities to manage local flood risk in the county. It has produced the LFRMS under the requirements of the Flood and Water Management Act 2010. It is informed by a recent data collection survey carried out in Autumn 2024.

The consultation can be accessed online, using the following link: <https://yourvoice.westsussex.gov.uk/west-sussex-draft-local-flood-risk-management-strategy-consultation-2025-2030>. Responses are invited in the form of a detailed survey relating to the clarity and effectiveness of each aspect of the Strategy, and this can be completed online, or responses emailed to FRM@westsussex.gov.uk. The consultation runs from 7 February – 21 March 2025.

The LFRMS covers the whole of West Sussex, shown on the map below.

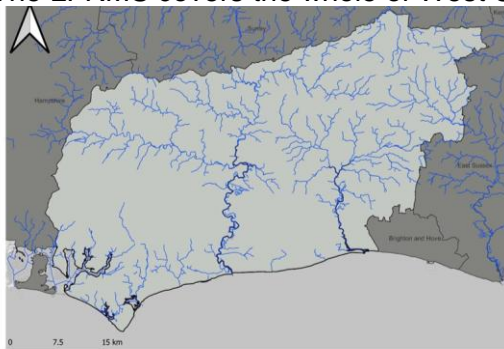


Figure 2 - Overview Map of West Sussex including the main rivers, neighbouring counties and unitary authorities

West Sussex is affected by multiple sources of flood risk, which vary across the County. The Strategy focuses on the management of local sources of flooding, which includes surface water, groundwater and smaller 'ordinary' watercourses. However, this requires an understanding of interactions with flooding from rivers and the sea, the sewer network, and other artificial features such as reservoirs or canals. The strategy update is centred around understanding and addressing flood risk at a catchment scale, considering how multiple sources of flooding may be interacting, with the aim of identifying more holistic solutions, and maximising opportunities for collaborative funding and project delivery across organisations.

Southern Water, Thames Water, the Environment Agency, District and Borough Councils, and National Highways are all Risk Management Authorities (RMAs) under the Flood and Water Act. However, many other stakeholders have a vital role to play including local communities and landowners.

The LFRMS sets the direction of travel for managing flood risk long term, with objectives, measures and actions for the first five years. This will outline clear priorities on how local flood

risk will be managed by WSCC and other RMAs. This strategy also considers the impact of climate change on flooding in the future and attempts to minimise these risks.

The aims of the Strategy are:

- To meet the statutory duties of an LLFA under the Flood and Water Management Act (2010)
- To provide an understanding of local flood risk within West Sussex, using knowledge from all RMAs and stakeholders
- To ensure RMAs have a mechanism to work together effectively to understand and deliver appropriate flood risk management; and,
- To set objectives, measures and actions to effectively manage flood risk in West Sussex, addressing other societal or environmental objectives where possible.

The four key objectives are:

1. Use a catchment-based approach to understand and manage flood risk.
2. Create a common, informed framework for sustainable development that improves safety and resilience for people, property, infrastructure, and the environment through long-term thinking.
3. Adopt collaborative approaches to understanding and managing flood risk assets and systems, prioritising the implementation of nature-based solutions.
4. Empower our communities to increase their resilience and ability to adapt to flood risk now, and in the future.

Each objective has a set of measures and actions to support their delivery:

Objective 1:

Data collection and recording throughout West Sussex requires a centralised approach as there are multiple partnerships and catchments at play that may cross administrative boundaries. Methodology for the catchment-based approach and mapping will be developed by WSCC in consultation with relevant authorities and stakeholders. Identifying where interventions can mimic the natural hydrological cycle, or deliver biodiversity or ecological enhancement, whilst reducing flood risks, will require the holistic understanding of the water system that a catchment-scale perspective provides.

Measures	Actions
1.1 - Establish a clear understanding of flood risk across West Sussex by catchment	1.1.1 - Refine a process to maintain historic flood risk data register in a mapping platform, looking at all flood sources.
	1.1.2 - Develop catchment management plans for each catchment, delivery to be prioritised by action 1.2.3
	1.1.3 - Maintain a central point of collaboration between river trusts and partnerships.
1.2 - Utilise the best available data to prioritise flood risk management schemes	1.2.1- Review and analyse all data received as part of the public engagement survey, including GIS mapping.
	1.2.2 - Use all available data and a consistent risk driven approach for each catchment to identify priority areas.
	1.2.3 - Subject to funding, undertake local studies and assessments and generate new flood risk data to support strategic decision making.
	1.2.4 - Where suitable locations are identified, develop business cases to support funding of improvement schemes.
	1.2.5 – Conclude work on projects to reduce flood risk in Angmering, Parklands (West of Chichester), and Hassocks
1.3 - Develop collaborative opportunities for sharing data	1.3.1 - Establish a 'report my flood' system in addition to the system for reporting highway flooding, for local communities and partners.
	1.3.2 - Hold flood meetings twice a year, to be attended by all RMAs to encourage collaboration across partnerships.
	1.3.3 - Develop a programme tracker for all ongoing or planned flood risk management projects across all RMAs in West Sussex.

Objective 2:

Objective 2 focuses on guiding a consistent framework for authorities and organisations across West Sussex to limit flood risks to, and from, new development, and ensure that sustainable drainage systems (SuDS) are incorporated in the planning process early in the development and design of sites.

Measures	Actions
2.1 - Promote a consistent approach across local planning authorities	2.1.1 - Review and update standard flooding and drainage guidance and advice for developers.
	2.1.2 - Provide SuDS and drainage training for planning officers and local members.
	2.1.3 - Promote the chargeable pre-application service on sustainable drainage and local flood risk management for new development proposals.
	2.1.4 - Produce standard conditions on flooding and drainage for all planning authorities, including consideration of drainage implications within minor development.
2.2 - Align and integrate with Local Nature Recovery strategies and biodiversity projects to maximise delivery of co-benefits	2.2.1 - Engage with WSCC services and partner organisations to establish synergies and opportunities for nature recovery by collating ongoing projects and strategies.
	2.2.2 - Promote the wider biodiversity benefits from SuDS and nature-based flood alleviation with updated online resources signposting to best practice and information shares at stakeholder meetings.

Objective 3:

Measures	Actions
3.1 – Improve collaboration with partners in asset management	3.1.1 – Consolidate partnership working via a formalised collaboration agreement or MOU.
	3.1.2 - Working with partners, consolidate a spatial mapping application to map flood risk management assets across the county.
	3.1.3 - Engage relevant stakeholders in asset management conversations to encourage consistent record keeping.
	3.1.4 – Work with the EA on Aldingbourne Rife / Bognor resilience work, Worthing coastal flood risk management, and Shoreham to Lancing beach management.
3.2 – Improve how we manage existing assets	3.2.1 - Complete digitisation of highway asset data.
	3.2.2 - Adopt EA T98 condition grading system for inspecting assets affecting local flood risk (e.g. ditches, culverts and outfalls).
	3.2.3 – Agree methodology for defining priority assets, and undertake and record inspections of those assets, once identified.
	3.2.4 - Following the completion of 3.1.2 undertake gap analysis to identify missing or poor-quality asset data.
	3.2.5 - Implement programme of remedial or risk management projects for relevant high-risk assets, where cost-benefit justification exists.
	3.2.6 - Explore the feasibility of smart sensor implementation across WSCC highways and FCERM drainage assets and undertake initial pilot project(s).
3.3 - Support the implementation of nature-based solutions	3.3.1 - Inform communities and stakeholders on the benefits of nature-based solutions through online resources and in-person meetings.
	3.3.2 - Review and document barriers to implementation of nature-based solutions.
	3.3.3 - Signpost and consolidate national and county-scale best practice nature-based solutions projects.

Objective 4:

Flood risk in West Sussex is complex and likely to increase as a result of climate change, urbanisation and population growth, amongst other factors. Risk cannot be removed entirely so we must focus on how residents and visitors can better prepare and respond to flooding.

Measures	Actions
4.1 - Create mechanisms for communities to influence flood risk management	4.1.1 - Identify the significant landowners, community groups, stakeholders by catchment.
	4.1.2 - Engage with identified landowners regarding riparian watercourse management responsibilities, requirement for watercourse consents and best practice agricultural land management to influence surface water runoff.
	4.1.3 - Continue focused enforcement by Riparian Drainage Project Officers of riparian asset owners to ensure watercourses which are contributing to highway flooding are maintained.
	4.1.4 - Develop a flooding toolbox with guidance and communication material for parish councils.
	4.1.5 - Promote and advocate for community flood wardens in 'at-risk' communities, through coordinated engagement activities such as parish council meetings.
	4.1.6 - Continued promotion and delivery of Operation Watershed to deliver community-led flood projects.
4.2 - Improve understanding and adoption of flood preparedness at a community scale	4.2.1 - Signpost guidance for community-level preparedness in vulnerable areas, including property level resilience on WSCC website and community hubs.
	4.2.2 - Attend community events via collaboration with WSCC Engagement and Communities teams and encourage attendance of RMAs.
	4.2.3 - Collaborate with schools to develop awareness around flood risk through STEM events.
	4.2.4 - Implement learning outcomes from the Rapid Adaptation Pathways Assessment pilot study for better adaptation planning.

Whilst some actions will be considered higher priority, delivery will always be influenced by where the greatest impact can be made with the funding and resource available. It is not always possible to prevent flooding, but WSCC will work with partners to better understand the sources and support communities in increasing their resilience to the impacts.

Progress will be regularly monitored against the strategy action plan, adapting where priorities change, or better understanding of flood mechanisms is gained. The strategy will be fully reviewed and updated after five years.

The City Council may wish to note the LRFMS consultation or may submit a response to it. The closing date for consultation responses is 21 March 2025.

Agenda Item 9



Chichester City Council

REPORT FOR THE PLANNING AND CONSERVATION COMMITTEE MEETING ON 27 FEBRUARY 2025 AT 4PM

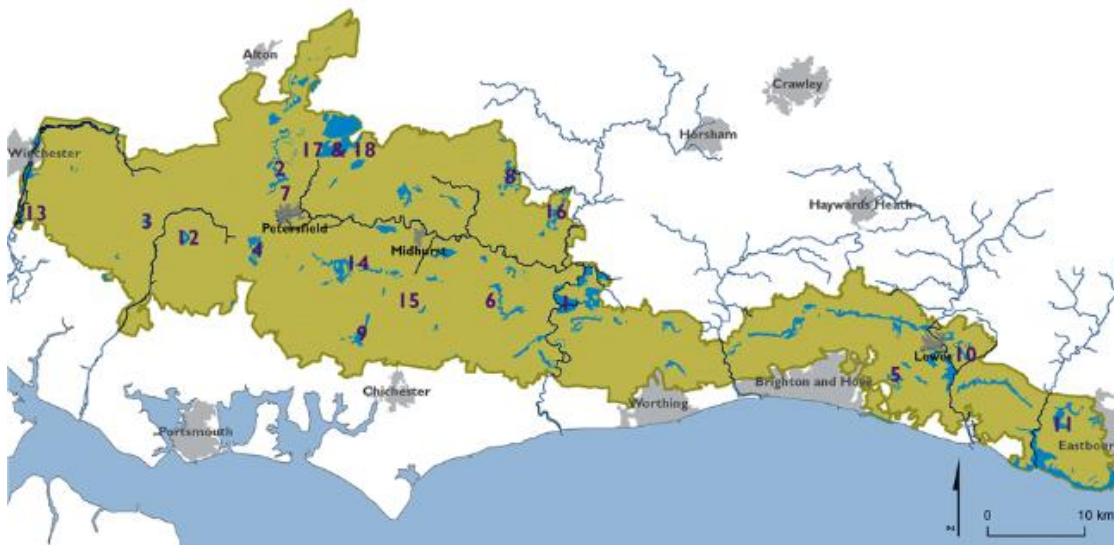
South Downs National Park (SDNP) Local Plan Review Consultation (Regulation 18)

The SDNP is carrying out its first formal public consultation (Reg 18) on its Local Plan (LP) review.

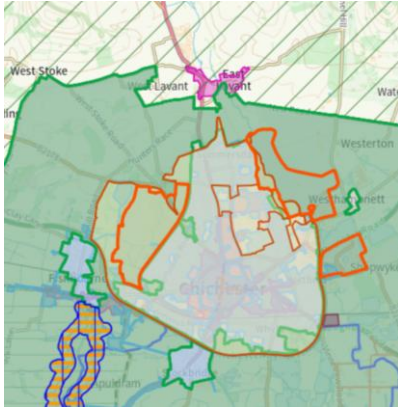
The consultation can be accessed online, using the following link: [South Downs Local Plan Review](https://sdnplocalplanreview.commonplace.is/). Responses can be made online, using the consultation platform at <https://sdnplocalplanreview.commonplace.is/> or by email to planningpolicy@southdowns.gov.uk, or in writing to Planning Policy Team, South Downs Centre, North Street, Midhurst, West Sussex, GU29 9DH. The consultation runs from 20 January - 17 March 2025.

The Plan covers the whole of the SDNP area, which includes part of Chichester District, but does not include any land within or adjoining the Chichester City Parish area (see plan extracts below for orientation).

The SDNP area is shown in khaki in the plan extract below, with Chichester City, to the south, annotated, and its built-up area shown in grey. (The blue numbered sites are ecological designations).



The Plan extract below shows Chichester City's parish area (outlined in maroon) is separated from the SDNP area (hatched green) by an area of CDC LP area countryside (solid green).



The current South Downs LP was adopted in July 2019. The Review began in 2022. The next stage of consultation for the LP Review will be the formal pre submission consultation (Reg 19) which is anticipated for early 2026.

Updated background evidence studies have been carried out, as have updated impact assessments, including Habitats Regulations Assessment (HRA), Sustainability Appraisal, Strategic Environmental Assessment, Equalities Impact Assessment and Health Impact Assessment.

The Plan covers the period 2024-2042 and contains core, strategic, development management and allocation policies focusing on a landscape-led and ecosystem services approach, and it retains the development strategy of the adopted plan for a medium level of dispersed growth.

The LP Review sets out how the National Park should evolve and manage development taking account of the statutory purposes for national parks specified in the Environment Act 1995. These purposes are (1) to conserve and enhance the natural beauty, wildlife and cultural heritage and (2) to promote opportunities for the understanding and enjoyment of the special qualities.

Much of the adopted LP is to be retained. The consultation document sets out the proposed policy changes in a track changes format, and asks for comments on each proposed change to each specific policy and allocation. The policies and changes are listed below. The LP Review includes 55 existing thematic policies and 10 new thematic policies. It includes 28 existing Local Plan site allocations which have not yet been implemented, and proposes 48 new site allocations.

As no part of the SDNP area is within or adjacent to the Chichester City Parish area, the City Council may not have any specific comments on the proposed policy changes, and Members may wish to note the proposed changes and the consultation. Alternatively, Members can respond individually to the consultation, or a City Council response can be made. Members are requested to advise if they have any comments on any of the proposed policy or site allocation changes.

POLICY INDEX - POLICY STATUS

Core Policies

- SD1: Sustainable Development - No change
- SD2: Ecosystem Services - Substantial changes
- SD3: Major Development - Minor changes
- SD25 Development Strategy - Substantial changes

Environment: Landscape & Heritage, Climate Action, Nature Recovery, Water & Pollution

Landscape & Heritage

- SD4: Landscape Character - Minor changes
- SD5: Design - Substantial Changes
- SD6: Safeguarding Views - Minor change
- SD7: Relative Tranquillity - No change

SD8: Dark Night Skies - No change
SD12 Historic Environment and Cultural Heritage - Substantial changes
SD13: Listed Buildings - Minor changes
SD15: Conservation Areas - Minor changes
SD16: Archaeology - Minor changes

Nature Recovery

NEW2 Designated Sites Hierarchy and SD9: Nature Recovery - Full review
SD10 and NEW3-NEW7: International Sites - Full review
SD11: Trees, Woodlands, Hedgerows and Scrub - Substantial changes

Climate Action

SD48: Climate Change and Sustainable Use of Resources - Full review
SD51: Renewable Energy - Substantial changes
SD14: Climate Change Mitigation and Adaptation of Historic Buildings - No change

Water & Pollution

SD17: Protection of the Water Environment - Substantial changes/Full Review
SD49: Flood Risk Management - Substantial changes
SD50: Sustainable Drainage - Substantial changes/Full Review
SD18: The Open Coast - Minor change
SD54: Pollution and Air Quality - No change
SD55: Contaminated Land - No change

National Park for All: Homes, Resilient and Vibrant Communities & Economy, Infrastructure Homes

SD26 Housing Supply - Substantial changes
SD27: Mix of Homes - Minor changes
NEW1: Accessible Homes - New policy
SD28: Affordable Homes - Substantial changes
SD29: Rural Exception Sites - Substantial changes
SD30: Replacement & Subdivision of Dwellings - Full review
SD31: Householder Development - Full review
SD32: New Rural Workers Dwellings - Substantial changes
SD33: Gypsies and Travellers - Substantial changes

Economy

SD34: Sustaining the Local Economy - No change
SD35: Employment Land - Substantial changes
SD39: Agriculture and Forestry - No change
SD40: Farm and Forestry Diversification - No change
SD41: Conversion of redundant agricultural or forestry buildings - Minor changes
NEW8: Viticulture, Winemaking and Wine Tourism - New Policy
SD36: Town and Village Centres - No change
SD37: Development in Town and Village Centres - Minor changes
SD52: Shop Fronts - No change
SD53: Adverts - No change
SD38: Shops Outside Centres - Minor changes
SD23 Regenerative Tourism - Full Review
SD24: Equestrian Uses - Minor changes

Communities and Health

SD43: New and existing community facilities Minor changes
SD45: Green Infrastructure - Substantial changes
SD46: Provision and Protection of Public Open Space, Sport and Recreational Facilities and Burial Grounds/Cemeteries - Full review
SD47: Local Green Spaces Substantial changes
SD20: Walking/Wheeling, Cycling and Equestrian Routes - Substantial changes

Infrastructure

SD19: Transport & Accessibility - Minor changes

SD21: Public Realm, Highway Design and Public Art - Minor changes

SD22: Parking Provision - Minor changes

SD42: Infrastructure - Minor changes

SD44: Telecommunications Infrastructure - Substantial changes

Agenda Item 10



Chichester City Council

REPORT FOR THE PLANNING AND CONSERVATION COMMITTEE MEETING ON 27 FEBRUARY 2025 AT 4PM

Application Ref: O/24/02401/OUTEIA

Land East Of Chichester West Of Drayton Lane (B2144) Oving West Sussex

Outline application with all matters reserved (except for access) for the construction of up to 370 no. dwellings, specialist accommodation for older persons, plots for self/custom build, neighbourhood centre including community uses, employment, retail and primary school (including early years and special educational needs and disability facilities), open space and green infrastructure provision, play areas and associated landscaping, internal roads, parking, footpaths, cycleways, drainage, utilities and other infrastructure and new access arrangements.

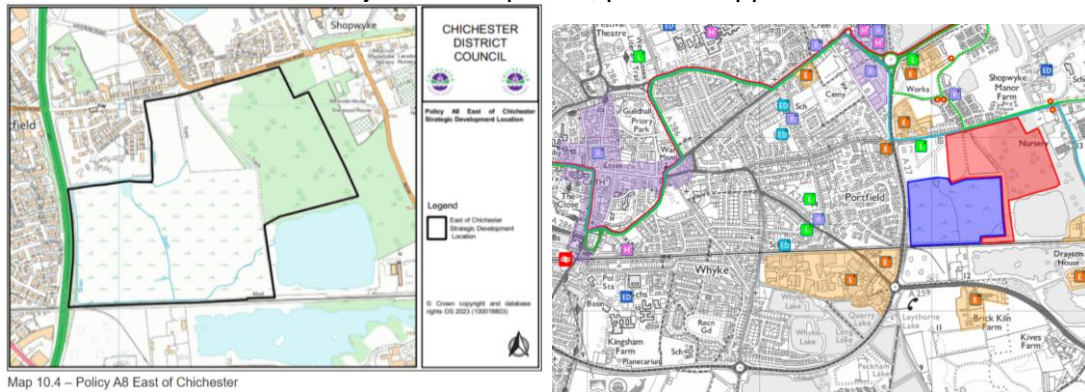
NOTE: This is an application for development outside of the Parish area of Chichester City Council. However, the proposal is summarised here for Members as it is for major development, including 370 dwellings, close to the Parish boundary.

Key issues

Principle of development

- The application is an outline application with all matters reserved except for access. Reserved matters are aspects of a proposed development which an applicant can choose not to submit details of with an outline planning application, i.e. they are reserved, to be determined later under a separate, detailed 'reserved matters' application, which would follow on from an outline permission. This is therefore an application for approval of the principle of the development, and the details of the access.
- The appearance, landscaping, layout and scale are reserved matters, so no detailed plans showing these are required, however, indicative or parameter plans must be provided sufficient to show how the principle of the proposal would be implementable on the site, and the later reserved matters application must accord with these parameter plans, otherwise a new Outline or Full application would be required.
- The proposal is for up to 370 dwellings, specialist accommodation for older persons, plots for self/custom build, a neighbourhood centre including community uses, employment, retail and a primary school (including early years and special educational needs and disability facilities), open space and green infrastructure provision, allotments, play areas and associated landscaping, internal roads, parking, footpaths, cycleways, drainage, utilities and other infrastructure and new access arrangements.
- The site is 21.04 hectares of greenfield farmland and scrubland, located east of the A27, beyond the Chichester City boundary and within the Parish of Oving. The site is bounded by the B2144 Shopwhyke Road to the north and a railway line to the south. The site is accessed off Shopwhyke Road to the north. To the east, the site adjoins an area of woodland and Drayton Lane which is identified as a draft Strategic Wildlife Corridor in the Draft Local Plan. To the west, the site adjoins a new housing development, New Fields, Chichester, which comprises 143 dwellings.
- The site comprises the eastern half of draft Strategic Site Allocation A8, Land East of Chichester, as identified in the Draft Chichester Local Plan 2021-2039 (January 2023). The wider site is allocated for 680 dwellings in the Plan. The Plan is at an advanced stage, having been through examination, with no concerns raised by the inspector in respect of the allocation of the site or the soundness of the Plan in general. It can therefore be afforded significant weight in decision-making. The application site covers approximately half of the allocated site area and proposes 370 dwellings, and associated development, as a phase 1 development. The remainder of the allocation site is outside of the applicant's control and would be subject to a separate, phase 2 application.

- The proposal would accord with the Draft Local Plan policy, contributing significantly to the District's housing need by providing an appropriate level of housing and associated uses in a sustainable location which has been identified by the LPA as suitable for the type and scale of development proposed. No material planning matters have been identified at site allocation stage which would prevent the proposal from being acceptable in principle.
- Below is a plan showing the allocated strategic development site, A8, and a plan showing the application site, in red, which would be phase 1 of the allocation site. The remaining allocated land would be subject to a separate, phase 2 application.



Layout, Landscaping, Scale and Appearance (indicative – reserved matters)

- Below is the 'concept masterplan' showing how the proposal site, marked Phase 1, would work alongside a separate Phase 2 development. The formal recreation space provision for the whole of the allocation site (shown as a dark green rectangle at the south of the Phase 2 site) would be provided as part of Phase 2. CDC will need to explore how this provision can be secured to serve the Phase 1 development, as a Phase 2 application has not yet been submitted.



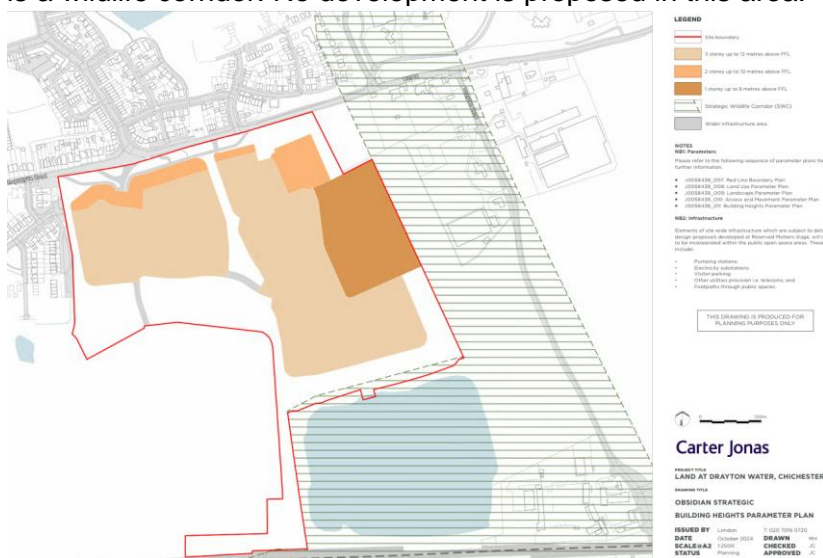
- The land use parameter plan is shown below. The pink areas show residential areas, the red star indicates the local centre, green is open space, purple is main access and highway land, orange is education use, for a primary school, and grey is assisted living/retirement homes.



- The Plan below shows the access points and primary routes through the site. Blue is vehicular and orange shows pedestrian/cycle routes. There would be multiple pedestrian/cycle and vehicular connections to Shopwhyke Road, to the north, and a vehicular connection and two pedestrian cycle routes south, through to the remaining allocation site which would be part of a later phase 2 development application.



- Building heights are indicated below, with two storey development across the northern part of the site, shown beige, up to three storey buildings across the majority of the site, shown in pink, and one storey development in the east of the site, shown in brown, which is the area of the primary school. The hatched area, which is almost all outside of the site, is a wildlife corridor. No development is proposed in this area.



- The landscape parameter plan below shows the green open spaces within the site (shown coloured sage green). These include an area for allotments (the brown rectangle to the east of the site) a play area with play equipment (yellow star) and three open play areas spread across the site which are without equipment (orange stars). It is noted that the open space to the north comprises fairly narrow strips adjacent to the road, while the much deeper spaces to the south of the site, which could potentially offer greater potential for recreation would feature large SuDS/drainage attenuation areas, limiting any recreational functionality. However, the location of SuDS may be restricted by the natural topography, the natural fall of the land which directs where the site's surface water naturally drains to. There is no formal sports pitch provision, but space is indicated for this on the Phase 2 site, which is not in the applicant's control; this may present difficulties in securing the necessary provision. No landscaping buffer is provided adjacent to the wildlife corridor to the east, however, this would directly abut the primary school site.



- The proposed layout is indicatively shown below.

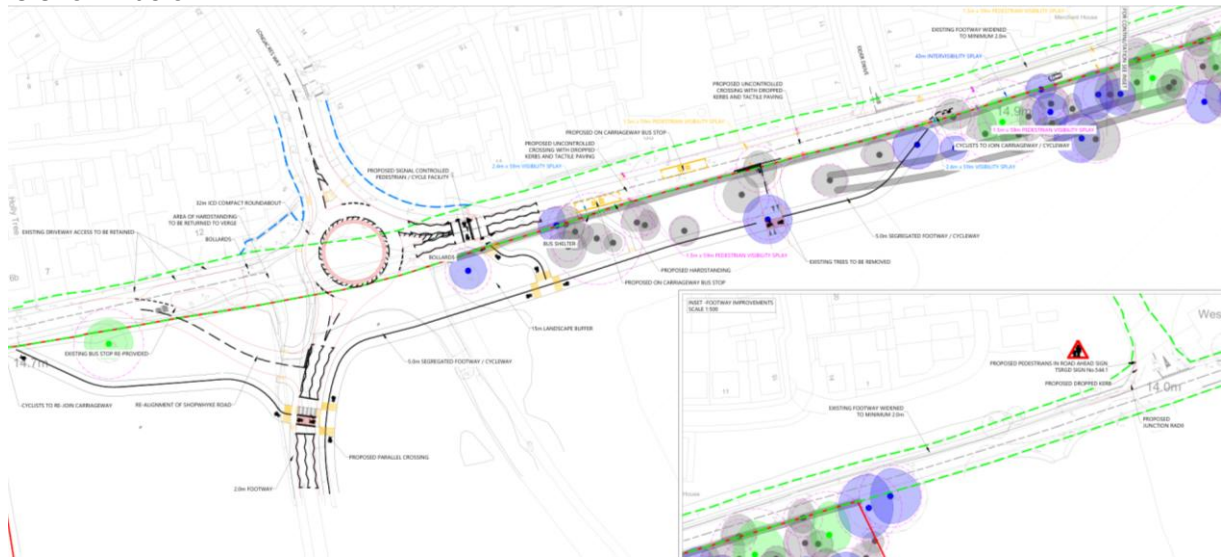


- The CGI image below is from the Design and Access Statement and shows an indicative view north from the south of the site. The development would have its own character, defined by the design and appearance of the buildings, which would be detailed at reserved matters stage.

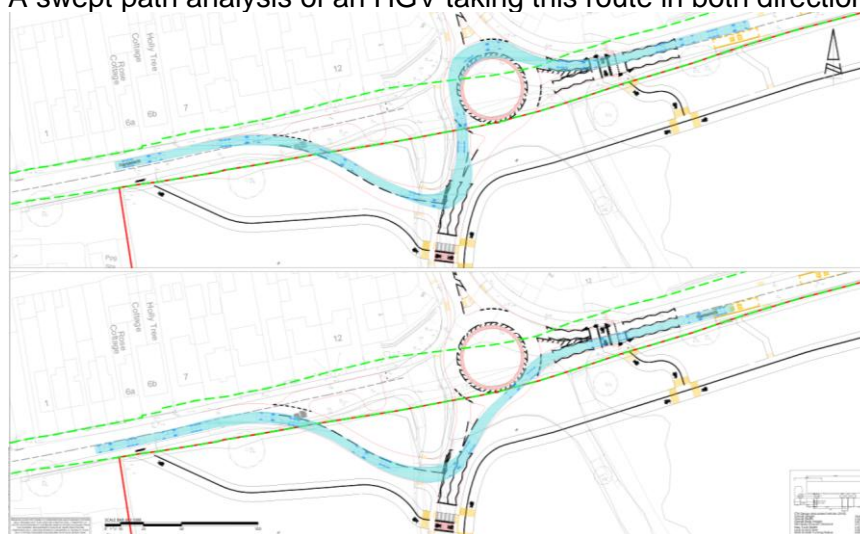


Access

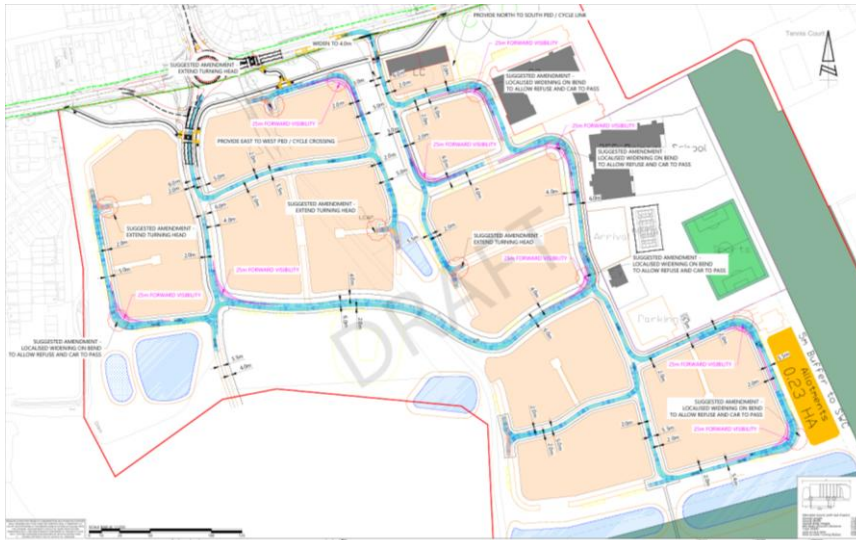
- The proposed site access includes the proposed re-alignment of Shopwhyke Road and a new roundabout at the junction of Longacres Way. The proposed access arrangement is shown below.



- A swept path analysis of an HGV taking this route in both directions is shown below.



- A swept path analysis of a refuse vehicle is shown below for both Shopwhyke Lane access points into the site and around the site.



- As mitigation for the increase in traffic, improvements could be made to extend the existing two-lane approach to the Bognor Roundabout along Drayton Lane, to the south of the site, as shown below. A signal junction could be provided at Oving Road/Drayton Lane. This would need to be approved by WSCC as the Highway Authority and secured by s278 agreement or other legal provision securing the works.



Summary

- The proposal is an outline application for 370 dwellings and associated development on the eastern half of site allocation A8, which would accord with Draft Local Plan policy. It would make a significant contribution to housing need in the District. Detailed access proposals have been submitted, which include re-alignment of Shopwhyke Road. Indicative or Parameter Plans for Layout, Landscaping, Scale and Appearance have been submitted to demonstrate how the development proposed could be achieved on the site. These show no formal sports pitches provided within the site; green open space is provided, including play areas, however, the layout of the space and the large areas of SuDS mean that, in practice, much of the green space would not be meaningfully usable as recreation space. No development is proposed within the wildlife corridor which is adjacent to the primary school and allotments. These are land uses which are active during the day but unlikely to cause significant noise, light or other disturbance overnight, which limits potential harm to bats and other wildlife. A landscaped buffer zone adjacent to the wildlife corridor would be preferable, but this is not proposed. The site is within walking and cycling distance to Chichester. There is a signalised pedestrian crossing over the A27 at the western end of Shopwhyke Road. There is a pedestrian/cycle bridge over the A27 to the north of this.
- Though the application is outside of the Parish boundary, it is open to the City Council to make a representation on the application should Members wish to do so.