

Agenda Item 5



Chichester City Council

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

Week 7

CC/24/02749/FUL - Case Officer: Emma Kierans
6 Florence Road Chichester West Sussex PO19 7TB
1 no. dwellinghouse with associated access and works.

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SNO7DJERMG000>

Key issues

- The application site is an existing residential plot on Florence Road, within the settlement boundary of Chichester, wherein the proposal for a new dwelling would be acceptable in principle.
- The site is not within the conservation area.
- The existing site features a semi-detached dwelling on a corner plot, on the southern side of the Florence Road/Gilmore Road junction. The plot is considerably more spacious than surrounding plots. The proposal is to divide the plot in two to erect a new dwelling, which would create a terrace of three. The proposed dwelling would be of a similar scale and appearance to the existing, but would be oriented at a slight angle in relation to the existing dwellings so as to align more directly with Florence Road and Gilmore Road along its front and side elevations.
- The proposal would be seen in the context of a similar infill development on the northern side of the Florence Road/Gilmore Road junction. The proposal leaves more space between its side elevation and Gilmore Road than this neighbouring recent infill development.
- The proposal would reflect the existing character of the area and would not harm visual amenity.
- The proposal would not have an unacceptable impact on the residential amenity of any neighbouring properties. The bedroom windows to the rear overlook the site's own garden and parking area, and the first-floor side elevation bedroom windows would overlook Gilmore Road. There is a dwelling on the opposite side of this road, but its side elevation features only landing window and the relationship would be acceptable.
- Both the host dwelling and the proposed dwelling would be provided with a small garden, of similar proportions to surrounding plots.
- WSCC raises no objection to the parking or access arrangement which would be adequate to serve the proposed dwelling and the host dwelling. Two parking spaces would be provided for the new dwelling and two for the host property. These would be accessed from the rear of the site onto Gilmore Road.

Recommendation: No objection.

Plan extracts:



CC/25/00216/FUL - Case Officer: Eleanor Midlane-Ward

Mirembe West Broyle Drive West Broyle Chichester

Demolition of existing dwelling and garage. Construction of a replacement dwelling and garage with associated works.

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SQWEOAERFQN00>

Key issues

- The application site is an existing residential plot, and the proposal is to replace the existing bungalow with a 1.5 storey dwelling. The site is outside of the settlement boundary, however the proposal, as a replacement of an existing dwelling, is acceptable in principle.
- The proposal would have an appropriate scale and appearance in context. The existing garage and car port building would also be replaced with a 1.5 storey outbuilding providing a car port and first floor mezzanine storage space.
- The replacement dwelling's proposed first floor windows which would serve habitable rooms are all positioned on the north and west elevations, where there is a significant distance to neighbouring properties, preserving adequate privacy between the plots. The proposed first floor windows on the east and south elevations, where neighbouring dwellings are in closer proximity, would not serve habitable rooms and would be obscurely glazed. There would not be unacceptable harm to the privacy of any neighbouring properties.
- Access would remain as existing, off a shared drive. Three parking spaces would be provided.
- No TPO trees would be affected. 6 low value conifers would be removed which would have a negligible impact on ecological or arboricultural amenity as the trees are poor specimens and non-native. New native tree planting is proposed to the southern boundary, which would result in an ecological and arboricultural gain.

Recommendation: No objection.

Plan extracts:

Site &
Proposed/existing block plans



Week 8
No committee items.

Week 9

CC/25/00204/FUL - Case Officer: Rebecca Perris
Capital Real Estate Partners LLP

Unit 11 Chichester Trade Centre Quarry Lane Chichester

Change of Use from Sui Generis motor dealership use to mixed use of display and sale of sports goods, sports practice area, associated repair activities with ancillary storage and office.

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SQT37KERFPF00>

Key issues

- The application is for the change of use of a Sui Generis motor dealership to mixed use of display and sale of sports goods, sports practice area, associated repair activities with ancillary storage and office.
- The proposed use includes retail of golf equipment as well as a practice area, ancillary storage and office and repair services. The applicant sets out that the city centre retail units do not generally have adequate ceiling height or unit sizes to accommodate the purposes proposed. Therefore a larger unit, outside of the city centre is a better fit for the mixed use than a city centre retail unit.
- Policy E2 of the submission draft Local Plan 2021-2039 aims to retain sites in existing traditional industrial employment use classes. It allows for some diversification into similar employment uses, and allows other changes of use only where marketing shows that the employment use is no longer required. This unit is no longer in employment use, being a Sui Generis use for motor sales. There would therefore be no loss of an employment site. Nevertheless, marketing information is provided showing that the unit has not attracted commercial interest as an employment unit.
- The existing use is primarily retail in nature and function, though it is categorised as Sui Generis as it involves the sale of vehicles. The proposed use would sit comfortably within this industrial area and is similar in character and use to the existing, as it is primarily retail, relating to specialist sports equipment. It would not be likely to adversely affect, or

be affected by the surrounding industrial or employment uses and there would be no harm to the character or appearance of the area.

Recommendation: No objection.

Plan extracts:



Week 10
No committee items.

Agenda Item 7



Chichester City Council

REPORT to NET ZERO WORKING GROUP

NET ZERO SCOPE 1 & 2 EMMISIONS

BY
PROPERTY & MAINTENANCE MANAGER
ANDREW WATSON

Meeting Date: 23/01/2025

Group Members:

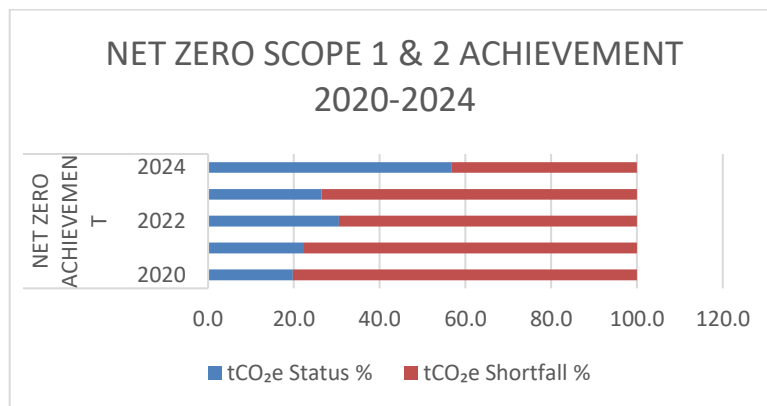
- Councillor Ann Butler
- Councillor Robert Miall
- Councillor Louise Pramas
- Councillor Sarah Quail
- Councillor James Vivian
- Officer Andrew Watson
- Officer James Brigden
- Officer Paresh Limbachia
- Officer Gareth Bowen

The Journey

This report outlines our progress and commitments towards achieving net zero emissions, focusing on Scope 1 and Scope 2 greenhouse gas (GHG) emissions. Scope 1 encompasses direct emissions from owned or controlled sources, while Scope 2 addresses indirect emissions from the generation of purchased electricity, steam, heating, and cooling consumed by the organization.

Our goal is to reach net zero emissions by 2030, which was agreed in 2020 aligning with global climate objectives and ensuring sustainable operations. This report provides an overview of our current emissions, reduction strategies, and progress towards achieving net zero for Scope 1 and 2 emissions.

Our progress to date:



1. Baseline Data:

SCOPE 1 & 2 SUMMARY					
	tCO ₂ e OFFSET				
	2020	2021	2022	2023	2024
Offset Systems					
CH Solar 1	0.7	0.4	0.7	0.5	0.8
CH Solar 2		1.3	1.3	1.3	1.3
St J's Solar					0.2
EV 1		0.0	0.5	0.5	0.0
EV Mower				0.3	0.3
Trees	5.1	5.1	5.1	5.1	5.1
CH Lighting					0.0
Water Saving					
Purchases					1.3
Totals	5.8	6.8	7.6	7.6	8.9
	tCO ₂ e EMISSIONS				
Energy Supplies					
Electric Usage	3.7	4.5	4.0	2.6	0.8
Unmetered Electric Usage	1.7	1.7	1.7	1.6	0.3
Gas Usage	20.72	20.52	14.23	17.25	9.07
Water Usage	-0.06	0.01	0.09	0.07	0.05
Water Waste	-0.17	0.03	0.16	0.12	0.09
Waste					
General & Recycled Waste					
Travel					
Travel			1.5	3.1	
Employee Commute	2.65	2.65	2.65	3.34	4.56
Vehicles					
Tipper	0.9	1.1	0.7	0.5	0.8
Totals	29.4	30.5	25.0	28.6	15.7
	NET ZERO ACHIEVEMENT				
	2020	2021	2022	2023	2024
tCO ₂ e Status %	19.7	22.3	30.5	26.5	56.7
tCO ₂ e Shortfall %	80.3	77.7	69.5	73.5	43.3

Reduction in Scope 1 and 2 emissions

- 2020 Baseline: 19.7%
- 2021: Achieve 22.3% (Due to: EV & Solar 2 Phase 1)
- 2022: Achieve 30.5% (Due to: LED Lighting)
- 2023: Achieve 26.5%
- 2024: Achieve 56.7% (Due to: New Boilers and Solar 2 Phase 2)
- 2025: Achieve TBA (Due to Secondary glazing, Solar Phase 2 Batteries, Roof Insulation.....)

2. Actions from Meeting 04/12/2024

- a. Procurement Policy review **Status: Time to be allocated**
- b. Publish efforts made by the Council. **Status: AW & PL to show draft for discussion and approval**
- c. Investigate what happened to the wind turbine (Allotments). **Status: AW investigated and found only paperwork for wind turbine technology was loked at for St James Yard, however solar was implemented. Only other reference found was for St Paul's in report from "SaveMoneyCutCarbon" in 2021.**
- d. Investigate "tap-in" points where community energy generation projects could potentially connect to the National Grid. **Status: Investigation to be scheduled when resource allows.**
- e. Summary of discussions to Planning and Conservation Committee on 30 January 2025
- f. Organise community events to help encourage the public to reduce their carbon footprint and promote bio-diversity and tree planting. **Status: Investigation to be scheduled when resource allows. However St Paul's Allotment will have a tenant plant day for new orchard, funded by grants from CDC and potential orchard for residents around The Brewery Field.**

3. Future Commitments and Targets

Future Milestones

- 2025 – Solar Batteries installed increasing solar generated power from 6831 kWh/year to 9820 kWh/year. Increasing by 50% generation.
- 2025 – Review Gas supplier of their current credentials and offerings and evaluate other suppliers to one focused on renewables.
- 2026 – Review Gas supplier of their current credentials and offerings and evaluate other suppliers to one focused on renewables.
- TBA – Replace existing EV with larger vehicle suitable for our needs.
- TBA - Scope 3 – Assessment needs to be scheduled and information collated, this will be a major challenge, as initial findings wipes out the potential success of Scope 1 & 2 and we will have find ways to offset our emmisions.

4. Emission Reduction Strategies

Projects to aid achievement:

Scope 1 Reduction Initiatives

- Transition to Low-Carbon Fuels
 - Purchase more efficient EV to replace existing, that will meet the needs of the Council and reduce use of the EcoDiesel Tipper.
- Operational Efficiency
 - Implement Solar Storage Batteries to harness the power for our own use, before drawing from the grid. – Implementing January 2025
 - Implement new SMART LED external lighting (The Council House & Market Cross) to optimize energy, create safer working practices and control. – Awaiting quotes.
 - Lagging of pipes and and valves on heating system to enhance efficiency. – Awaiting quotes.

- Implement predictive maintenance to minimize energy waste by monitoring using SMART technology. – Awaiting investigation.
- Carbon Capture and Storage (CCS)
 - Explore technologies to capture and store emissions from combustion or industrial processes. – On hold.

Scope 2 Reduction Initiatives

- Renewable Energy Procurement
 - Shift to 100% renewable electricity through Power Purchase Agreements (PPAs) or on-site solar/wind installations.
 - Energy Efficiency Upgrades
- Retrofit facilities with energy-efficient systems.
 - PIR lighting – awaiting quotes.
 - HVAC systems awaiting quotes.
 - Automation technologies - Investigating.
- Engagement with Utility Providers.
- Collaborate with energy providers to expand access to renewable energy grids.

Budgets

- 2025 - Allocate **£xxxxx** for renewable energy projects and efficiency upgrades e.g. proximity sensors for lighting in offices, toilets and corridors. SMART external LED lighting for front of the Council House and Market Cross. Additional solar panels for St James Yard.

Other Initiatives

- Partner with technology providers to enhance carbon tracking and reporting systems.
- Investigate schemes to allow employees to own electric vehicles at no cost to the Council.
- Investigate schemes locally to offset emissions.

For more information or to provide feedback, please contact Andrew Watson
a.watson@chichestercity.gov.uk

Agenda Item 7



Chichester City Council

Net Zero Working Group Meeting

23rd January 2025 at 2.00pm
The Old Courtroom, The Council House, North Street, Chichester

Meeting notes

In attendance:

- **Councillors:** Butler (AB), Miall (RMi), Quail (SQ), Vivian (JV)
- **Councillor in attendance:** Squire (KS)
- **Officers:** Property Maintenance Manager (PMM), Council Services and Support Manager (CSSM), Project Manager (PM), Communications, Civic and Council Support Officer (CCCS)

1. Election of Chair

AGREED that Councillor Quail would chair the Net Zero Working Group.

2. Apologies for absence

Councillor Pramas.

3. Updates of City Council progress towards net zero.

- PMM summarised the report that had been circulated with the agenda.
- The Group were advised that the energy efficiency rating of the Council House had recently been reassessed:
 - rating has improved from a B to an A
 - no major issues identified
 - as a result of suggestions from the report, currently awaiting quotes for insulation improvements in the Green Room, smart heating controls and motion sensitive sensors for lighting around the building.

4. Updates on Actions:

a. *Procurement Policy review*

- No progress so far – PMM and CSSM to schedule time with Town Clerk and Deputy Town Clerk.

b. *Publish efforts made by the Council*

- Group discussed the good news and the generally positive direction towards Net Zero and AGREED that a press release should be issued publicising the City Council's efforts.
- Members discussed options for broader publicity effort with possible contact with Chichester Conservation Area Advisory Committee (CCAAC), Society for the

Protection of Ancient Buildings (SPAB) and the Chichester Society (ChiSoc) being suggested. CCCS agreed to contact SPAB and SQ agreed to contact ChiSoc.

c. Investigate what happened to the wind turbine (Allotments)

- Group noted update in the PMM's report
- PM suggested that, subject to viability considerations, alternative schemes utilising rooftops in Chichester, social housing developments and the Market House could be considered as well as the Chichester District Council solar farm.
- Group discussed heat networks for community delivery of heating. AGREED that it should be discussed in more detail and that PMM and PM should put together a report for discussion at the next meeting.
- Further AGREED that solar projects should be the priority.

d. Investigate "tap-in" points where community energy generation projects could potentially connect to the National Grid

No progress so far, to be scheduled when resources allow.

e. Summary of discussions to Planning and Conservation Committee on 30 January 2025

- AGREED

f. Organise community events to help encourage the public to reduce their carbon footprint and promote bio-diversity and tree planting.

- AGREED that City Council should work with Chichester District Council to deliver with the City Council providing the venue.

5. Updates on options for co-working with local energy co-operatives on decarbonisation, local energy production and the related funding opportunities.

JB commented on what other local councils are doing in this area and mentioned Chichester District Council's work towards a local area energy plan which will likely be delivered by WSCC.

AGREED to invite Chichester District Council/WSCC to the next meeting of the Working Group to give a talk on the local area energy planning.

6. Updates on Consideration of opportunities for Biodiversity and Environmental enhancements.

Already covered under "Updates on Actions"

7. Evaluate needs for the Consideration of hosting an event at the Council House to assist residents in reducing their carbon footprint

Already covered under "Updates on Actions"

8. Items for next meeting

- Presentation by Chichester District Council about local area energy projects.

9. Date of next meeting

20 March 2025 at 10am in the Old Courtroom

Actions arising from the meeting:

- Press release publicising City Council achievements in progress towards Net Zero to be issued - PMM/CCCS to draft with Councillors reviewing and commenting.
- Contact ChiSoc to publicise progress on Net Zero (SQ)
- Contact SPAB to publicise progress on Net Zero (CCCS)
- Invite Chichester District Council to the next meeting of the Working Group to present on local area energy projects (JB)
- Prepare a report examining further carbon reduction schemes, to consider community networks for delivery of heating, community solar arrays and wind turbines (AW/JB)