

## Report to SRA Committee meeting 11 July 2022 (update since last report 16 May, 2022)

The following schedule indicates status of planning applications, with new information highlighted yellow, and items for committee attention in green. Closed applications are shown shaded grey and will be removed from future reports in the interest of brevity.

The main current concerns are (updates shown by revision marks on committee draft only):

- **20/02824/OUT development of 165 houses in the strategic gap north of Madgwick Lane** - The appeal – ref APP/L3815/W/21/3270721 concluded last August, but the decision is still pending submission of responses relating to CDC's updated housing land supply. Outcome may be influenced by establishment of 5-year housing supply at the Raughmere appeal.
- **Lavant Road:** once again Smith Simmonds continue their attempt to cram more accommodation into no 23 (appeal against refusal of new roof terrace) - see detailed schedule later in this document.  
It is disturbing that the associated works were in progress despite no decision.
- **19/02241/FUL Glenmar House, Brandy Hole Lane.** Demolition of existing building and construction of 6 no. flats with associated car parking and external works: still no decision!

### **22/01485/OUTEIA Whitehouse Farm phase 2.**

The SRA committee will monitor and comment as appropriate, with a focus on access routes. Summary as follows according to the Design & Access Statement part 1 of 4 (see the same document for illustrations):

#### LAND USE

- The site is to deliver up to 850 dwellings.
- Employment uses are located to the south of the development and accessed from the main infrastructure road.
- An extension to the Phase 1 primary school and community building will be delivered as part of this development.
- A range of green open space will be provided and will include SANG, informal green spaces, allotments and a Country Park to the north, as well as sports pitch provision.

#### LANDSCAPE AND OPENSACE

- A sequence of spaces are proposed across the site that tie in with the green infrastructure being delivered as part of the Phase 1 development.
- Formal sports provision is to be provided next to the Phase 1 sports provision to create a cluster of formal sports provision.
- SANG and a Country Park will provide a comprehensive area of green infrastructure that combines with that already delivered as part of Phase 1.

#### CONNECTIVITY

- The new Southern Access Road will provide a secondary access to the site and will connect with the constructed infrastructure road of Phase 1. This will also enable a bus route to run through the entire development.
- Footpath and cycle connections will be provided throughout the development connecting with existing networks of movement as well as proposed routes within Phase 1.

#### BUILDING HEIGHTS

- Predominantly two storey development.

– 2.5 and 3 storey development to be used in higher density areas to reinforce development road hierarchy and character

- **Summersdale Character Appraisal:** The update is effectively superseded by the SRA’s ongoing contributions to the City’s Neighbourhood Plan.

The latest detailed report showing outstanding applications can be found on the [SRA website](#)

**CDC Planning Applications - Status**

Note for SRA Committee members: yellow indicates new information since last update

SRA Committee may decide to make no comment or else to (1) object, (2) comment or (3) support – for SRA review highlighted green. Closed applications shaded grey to be archived

Ref / Valid Date & Consultation expiry	ADDRESS & DESCRIPTION	RECOMMENDATION & CDC DECISION	REASON FOR RECOMMENDATION AND SUPPORTING INFORMATION
	<b><u>Previous Applications</u></b>		
19/02241/FUL (via MH Architects Ltd) 09/09/19 SCED 02/01/20	Glenmar House, Brandy Hole Lane, PO19 5RJ. Phillips Build Ltd. Demolition of existing building and construction of 6 no. flats with associated car parking and external works.	Objection (CCC 08/01/20 Strong Objection)	Over-development, high density, and adverse change to character. No new documents since May 2020
20/02824/OUT 03/11/2020 via Nexus Planning SCED 10/12/2020	CEG Land Promotions and The Landowners. Land Within The Westhampnett / North East Chichester Strategic Development Location (north Of Madgwick Lane) Chichester Outline Application with all matters reserved except for access for the residential development comprising up-to 165 dwellings, including an element of affordable housing; together with an access from Madgwick Lane as well as a relocated agricultural access, also from Madgwick Lane; Green Infrastructure, including the enhancement of the Lavant Valley Linear Greenspace; sustainable drainage systems; and associated infrastructure.	Objected; Refused, but developer intends to appeal; now in progress, ref APP/L3815/W/21/3 270721; decision deferred pending new submissions about revised Housing Supply figures	Between the current Magwick Lane development and the River Lavant. ChiSoc comment: This site has been omitted from the SDL in the CDC New Local Plan and discounted on the HELAA Plan because the SDL target of 500 homes has been achieved already at Madgwick Park and East of Graylingwell. Also this development is not sustainable and spoils the rural edge of Chichester and is within the Goodwood noise nuisance zone
20/02954/FUL 22/12/2020 Via Smith Simmons SCED 26/01/2021	The Haven Chestnut Avenue PO19 5QE Mr & Mrs Church Erection of 1 no. dwelling, new vehicular access and associated works. Revised 19 Aug. No objections to date	None – continues adjacent trend to the south; the existing bungalow now a candidate – see 21/02951/FUL	Detached two-storey 4BR house In the garden to the south of the existing 4BR detached chalet bungalow. All trees to be retained. NB previously permitted scheme 17/03176/OUT, to replace the bungalow with 3 houses
21/02110/FUL 22/07/2021 Via Smith Simmons SCED 23/08/2021	23 Lavant Road PO19 5RA. Mr Peter Carver & Mrs Rachel Ritchie Redevelopment of the site with creation of 5 no. flats and parking, landscaping and associated works. (Variation of condition 2 for permission CC/20/03226/FUL -	Objected Refused; now gone to appeal, ref APP/L3815/W121/3 285429. Note work in progress despite no decision!	Parapet wall 1.1m above finished floor level will cause loss of privacy to neighbours on three sides. Note access via new dormer, and changes to roof-light positions.

SUMMERSDALE RESIDENTS ASSOCIATION – Planning Report

Ref / Valid Date & Consultation expiry	ADDRESS & DESCRIPTION	RECOMMENDATION & CDC DECISION	REASON FOR RECOMMENDATION AND SUPPORTING INFORMATION
	amendments to rear roof slope to create a concealed roof terrace).		
22/00017/FUL 01/02/2022 via Smith Simmons SCED 01/03/2022	22A Lavant Road PO19 5RG Mr & Mrs A Cunningham Demolition of the existing dwelling at 22A Lavant Road and the construction of 4 no. dwellings and associated works - (variation of condition 2 of planning permission CC/20/01897/FUL - amendments to Plots 3 & 4).	Chi-Soc objection - Over-development. None	Plots 3 & 4 at rear substantially bigger, now 4BR instead of 3, however little impact on neighbours
22/00291/REM 17-03-2022 Via Pegasus Group SCED 21-04-2022	Phase 2 Of The Westhampnett/North East Chichester SDL Land North East Of Graylingwell Park Chichester Minor material amendments to reserved matters approval CC/19/03191/REM for a residential development comprising up to 200 no. dwellings including an element of affordable housing, associated landscaping and open space, Lavant Valley Linear Greenspace. Variation of condition 1 (approved plans) in order to enable the previously approved positions of the allotments and play areas to be swapped	None	
21/03634/DOM 30-03-2022 Via Pullen Architecture SCED 27-04-2022	47 Broyle Road PO19 6BA Mr & Mrs Cheesbrough Proposed rear single storey extension and internal alterations.	None Permitted	No impact on street scene, and little on neighbours. ChiSoc: A well presented proposal. Comment that the large lantern rooflight should be provided with blinds.
22/00806/DOM 04-03-2022 Via JJR Designs SCED 05-05-2022	9 Ferndale Road Sussex PO19 6QJ Mrs Victoria Rowlands First floor extension. Internal alterations.	None	Little impact on street scene or neighbours
	<b>Recent Applications to Week 26</b>	<b>Response</b>	
22/01178/DOM 17/05/2022 Via Smith Simmonds SCED 04/07/2022	19 Highland Road PO19 5QX Mr S Boughton Remodelling and extension to existing bungalow to form 4 no. bedroom bungalow with 2 no. bedroom annexe.	<b>Object</b>	Out of character with adjacent low-lying properties. Parking provision inadequate

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<p>22/01485/OUTEIA 24/06/2022 Tetra Tech Planning SCED 28/07/2022</p>	<p>Vistry Group and Miller Homes. Land To The West Of Centurion Way; Land At Bishop Luffa School; Land At And Adjoining Westgate And; Land To The North-east Of Old Broyle Road And St Pauls Road Outline planning application with all matters except Access reserved for the second phase of development of the West of Chichester Strategic Development Location (SDL) for 850 homes and employment land with vehicular, pedestrian and cycle access from Westgate and via phase 1, extensions to approved phase 1 community facility and primary school, informal and formal open space (including northern Country Park), playing pitches and associated landscaping, utilities and drainage infrastructure. Associated demolition of existing agricultural buildings on site. Closure of Clay Lane vehicular access.</p>	<p>Monitor and comment as appropriate, with focus on access routes</p>	<p>Whitehouse Farm phase 2. Summary per Design &amp; Access Statement: LAND USE The site is to deliver up to 850 dwellings. – Employment uses are located to the south of the development and accessed from the main infrastructure road. – An extension to the Phase 1 primary school and community building will be delivered as part of this development. – A range of green open space will be provided and will include SANG, informal green spaces, allotments and a Country Park to the north, as well as sports pitch provision. LANDSCAPE AND OPENSOURCE – A sequence of spaces are proposed across the site that tie in with the green infrastructure being delivered as part of the Phase 1 development. – Formal sports provision is to be provided next to the Phase 1 sports provision to create a cluster of formal sports provision. – SANG and a Country Park will provide a comprehensive area of green infrastructure that combines with that already delivered as part of Phase 1.</p>

For further detail on Planning Applications go to the online Planning Portal

<https://www.chichester.gov.uk/viewplanningapplications>

NB refresh web-page if necessary, so that document links work