

Report to SRA Committee meeting 28 February 2022 (update since last report 10 January, 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 (archived) from future reports in the interest of brevity.

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

- 20/02675/OUTEIA) Outline Planning Application from Berkeley Strategic Land for 140 dwellings on the Lock land at Raughmere, north of Keepers Wood (aka Daffodil Field). The appeal hearing took place in February via Zoom, with good participation by locals, and the SRA made a verbal representation. Inspector's decision – appeal refused!
- 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 two properties at no 10 (new application for de-facto 4th floor) and 23 (appeal against refusal of new roof terrace) - see detailed schedule later in this document.
It is disturbing that in both case the associated works were in progress despite no decision!
Update on 10 Lavant Road, CDC planning meeting 21 March – permitted with S106.
- 19/02241/FUL Glenmar House, Brandy Hole Lane, PO19 5RJ. Demolition of existing building and construction of 6 no. flats with associated car parking and external works: still no decision!
- Possible closure of Brandy Hole Lane: This proposal by WSCC arose from a planning agreement related to the Whitehouse Farm development and was intended to make the lane safer for pedestrians and cyclists by reducing through traffic. A feasibility study proposing closure at the southern end where it meets Old Broyle Road appeared briefly on CDC's planning portal but was subsequently withdrawn owing to "a lot of technical issues that just made it too complicated - and too expensive".

Otherwise the update to Summersdale Character Appraisal is Effectively superseded by the SRA's ongoing contributions to the City's Neighbourhood Plan. . Most recently two SRA committee members participated in a workshop organised by Maureen Corfield, City Councillor for Chichester North

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
	<u>Previous Applications</u>		
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
20/02675/OUTEIA 20/10/2020 WYG-Southampton SCED 25/11/2020, extended to 12/03/2021	Berkeley Strategic Land Ltd. Field South of Raughmere Drive Lavant Outline Application with all matters reserved (except for access) for the development of 140 dwellings, public open space, landscaping, parking and associated works.	Strong objection, likewise CCC; and again to EIA. Refused by delegated decision July 2021; but applicant appealed, ref APPL/3815/W/21/3284653. SRA made representation, and appeal now dismissed	Tony D: Key factors are: * The area is not designated for housing in the Local Plan, * Nor is it so designated in the new Local Plan Review * It is under an active flight path to and from Goodwood Aerodrome. * It substantially reduces the gap between two settlements.
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/21/3270721; 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

SUMMERSDALE RESIDENTS ASSOCIATION – Planning Report

Ref / Valid Date & Consultation expiry	ADDRESS & DESCRIPTION	RECOMMENDATION & CDC DECISION	REASON FOR RECOMMENDATION AND SUPPORTING INFORMATION
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 - amendments to rear roof slope to create a concealed roof terrace).	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.
LV/21/03666/FUL 11/01/2022 via DLS:ARCH SCED 16/02/2022	Land To The Rear Of 40A Brandy Hole Lane Chichester West Sussex PO19 5RY Mr Peter Austin Installation of 2 rows of 15 no. PV panels on a concrete base.	None Permitted	D&A statement claims it is to provide sustainable energy to this residential unit. It is supported by the adjacent neighbours & has been located to be discreet & appropriate.
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
22/00109/DOM 04/02/2022 Via 09/03/2022	White Cottage 5 Fordwater Road PO19 6PS. Mr Giles Lamb Garden annexe	None Permitted	Single storey annex in rear garden. Little impact on neighbours
22/00161/DOM 03/02/2022 via 50.8 Architecture + Interiors SCED 17/03/2022	Old Orchard Place, Rew Lane, PO19 5QH. Mr & Mrs Grove & Jill Shaw Two storey extension to north and west, single storey extension to south west with associated roof works and new detached garage.	None. NB Chi-Soc supports Permitted	New scheme is a great improvement on the previous one, more attractive, and with much less impact on neighbours (north and west) and Hackett's Rew
	<u>Recent Applications to Week 18</u>	Response	
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	

SUMMERSDALE RESIDENTS ASSOCIATION – Planning Report

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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	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

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