



# WESTHAMPNETT PARISH COUNCIL

Serving Westhampnett, Maudlin and Westerton

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## Minutes of the Westhampnett Parish Council Meeting held at 7pm on Monday 16th January 2023 at Westhampnett Community Hall, Hadrian Drive, Westhampnett, PO18 0FP

### Present:

**Parish Councillors:** Cllr C McLeish (Chairman), Cllr W Holden (Vice-Chairman), Cllr T Ashcroft, Cllr S Burborough, Cllr S Hannafin (co-opted), Cllr S James and Cllr D Plummer.

The meeting was clerked by Parish Clerk, Mrs Linda F Lanham, with WSCC Cllr J Hunt in attendance.

21 members of the public also attended.

<u>Minute No</u>	<u>Item</u>	<u>Action</u>
1/23	<b>OPEN FULL COUNCIL MEETING &amp; TAKE APOLOGIES FOR ABSENCE</b> Cllr McLeish opened the meeting and welcomed all. Apologies were received from CDC Cllr H Potter who was attending the East Dean Parish Council meeting.	
2/23	<b>PARISH COUNCIL VACANCY:</b> An application to be considered as a Parish Councillor has been received from Sarah Hannafin. There is a vacancy on the Parish Council which can be filled by co-option, and a decision will be made by a majority vote. (See email dated 9 <sup>th</sup> January at 3:53 PM)  Ms Hannafin gave a short precis of her background and explained that having lived locally for a number of years she had recently moved to the Parish. Her background is in teaching and she currently works as Senior Policy Advisor for NAHT. She also volunteers for a national charity and some local charities. She would now like to get more involved in her new local community and has the time and commitment to bring to the role. The Chairman proposed that she become a Councillor and all voted in favour. Having signed the paperwork Cllr Hannafin took her place with the rest of the Councillors and was welcomed by Cllr McLeish.	
3/23	<b>DISCLOSURE OF INTERESTS:</b> Cllr Burborough – as an employee of Rolls Royce.	
4/23	<b>CONFIRM MINUTES OF THE LAST FULL PC MEETING</b> held on 12 <sup>th</sup> December 2022 The Minutes for the Parish Council meeting held on 12th December 2022 were accepted. Cllr James proposed that they be approved, this was seconded by Cllr Ashcroft, all were in favour and they were then signed by the Chairman.	
5/23	<b>MATTERS ARISING:</b> To deal with any matters arising from the Minutes of the last meeting. None.	
6/23	<b>REPORTS FROM EXTERNAL BODIES:</b> including District and County Councillors and local organisations; reports to be submitted by email to the Parish Clerk for circulation to Councillors prior to the meeting. Questions to be taken at the meeting.  <b>CDC Cllr Henry Potter submitted the following report:</b> <i>PC Meeting, 16/01/23</i> <i>District Councillors Report.</i>  <i>Firstly, I would like to wish you all a very happy and prosperous New Year.</i>  <i>Little to report since your last meeting. The review of the District Local Plan is now almost complete and will be put to Cabinet and then to Full Council on the 24th for endorsement, and if agreed will then be open for public consultation for six weeks.</i>  <i>It will then go to the Planning Inspectorate for approval and, hopefully, adoption. Recent Planning Statements by Michael Gove have resulted in some last minute changes to the review which may prove to be helpful in reducing House building targets.</i>	

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The next All Parishes Meeting Agenda has been circulated, it is scheduled to be a Virtual Meeting using the Zoom Platform at 5.30pm on the 6th February. I'm afraid the Agenda doesn't appear very exciting, a discussion concerning the Local Elections in May, and a presentation by Tony Whitty elaborating on the completed Local Plan and the opportunity to ask Questions, not necessarily on agenda items, but anything of concern. These could be tabled in advance of the meeting.

The Overview and Scrutiny Committee meet on Tuesday 17th and invited Senior representatives from OFWAT, the Marine Advisor from Natural England, the CEO of Southern Water and the Area Director of the Environment Agency for the Solent and Downs. Never before can I recall a gathering of such top officers of Organisations involved in the issues faced by our District in connection with Sewage treatment and Flooding. So many questions have been tabled in advance, it may well be a lengthy meeting. I'm sure the local press will have much to report next week. It is to be a Virtual Meeting but it can be accessed via the Councils website.

I had a phone call from Mr. Brian Fellick who lives in Coach Road reporting to me yet another flooding of his garden with raw sewage. Apparently one of the new pumps recently installed at the junction with a Stane Street failed and caused sewage to back up in the system just as it did 3 years ago. However SW responded to this incident quite quickly and sent a cleaning team to wash away the residues. So, not much progress despite the 'improvements' carried out! I won't mention the mess at Maudlin, this is just such a disgrace.

And that concludes my report.

Cllr. Henry Potter  
CDC Member, Goodwood Ward.

There were no questions.

**WSCC Cllr Jeremy Hunt was unable to access East Dean to attend their Parish Council meeting due to flooding, so was able to give the following report in person:**  
County Council Update

Our draft budget for 2023/24 and our draft Medium Term Financial Strategy through to 2026/27 are now ready. These proposals will be reviewed at our Performance and Finance Scrutiny Committee meeting on 25th January. The papers for that meeting, including our draft budget, will be published on our website on 17th January, so you can view the full budget there. Following scrutiny the draft budget will then go forward for approval by Cabinet on 31st January (again, a public meeting) before going to full council for approval on 17th February. Of course, following any suggestions from scrutiny and cabinet, there might be some minor changes before the final draft goes to full council.

For your interest, our proposed total spend across all our services in 2023/24 will be just under £1.9bn. However, after grants (including the Dedicated Schools Grant of around £780m which we pass straight through to schools), fees and charges and other income, our proposed net revenue budget is £708m. That is an increase of approx. 9.25%, or £60m in real money, over the current year. Again, the largest part of our budget - just over 55% - is spent on social care (34% on Adults and 21% on Children and Young People). When the Government calculate the level of core funding for local authorities, they make an assumption that we will raise council tax by the maximum permitted amount and they deduct that amount (whether you increase CT or not) from the final amount they award us. For 2023/24 the government have raised the referendum limit for core council tax from 2% to 3%, and from 1% to 2% for the Adult Social Care precept. Therefore, in our draft budget we are proposing to increase the WS core council tax by 2.99% and the ASC precept by 2%, giving a total increase of 4.99%. For an average Band D taxpayer this equates to £77.76 per year, or £1.49 per week.

**Local Issues:**

- I followed up the report you made regarding the broken drain outside the school entrance and you'll be pleased to know that the response I received was that it is scheduled to be replaced this coming Wednesday, 19th. Obviously, the recent flooding might have impacted on the work schedule, so if I receive any updates I will let you know.
- Unfortunately, due to Christmas holidays, weather etc., I still haven't managed to do a site visit to the solar farm. Hopefully I will arrange this prior to your next meeting.

Finally, please don't forget to keep an eye on our website, especially our news and campaigns page where you can keep up to date with all our latest news:

<https://www.westsussex.gov.uk/about-the-council/news-and-campaigns/>

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Cllr Hunt also advised that the broken drain outside the School will be repaired on Weds 19<sup>th</sup> January.

Cllr McLeish asked if any follow-up had been received from Mr Paul Madden after the last PC meeting? Cllr Hunt said he will chase that up.

A resident, Mrs Sarah Plummer, asked when is something going to happen to the pavements on Westhampnett Road, closed to pedestrians, with signs for works for 22 weeks. Cllr Hunt will follow this up.

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<p><b>6/23 Cont.</b></p>	<p>Cllr Burborough expressed concern regarding the safety of people and drivers, as some people are <u>crossing the dual carriageway from McDonalds to Rutland Way, then crossing the A27 to get to Shopwyke Estate</u>. This is highly dangerous. Cllr Hunt said he would raise with Cllr Simon Oakley.</p> <p>Cllr Burborough will also provide Cllr Hunt with a plan regarding a <u>proposed crossing point from Madgwick Park to the south side of Stane Street</u>.</p> <p>Mr David Litchfield, a resident, asked about a temporary reduced speed limit on New Road. Nobody knew the reason why that is there. Cllr Hunt to check.</p> <p><b><u>Mr Andrew Ball (Rolls Royce Motor Cars) submitted the following report, and attended the meeting:</u></b></p> <p><b><u>Westhampnett Parish Council ('WPC') 16.01.23 v1 Operations</u></b></p> <ul style="list-style-type: none"> <li>• Normal operations resumed on 5 January 2023.</li> </ul> <p><b><u>Planning applications</u></b></p> <p><b><u>Recent submissions, with decision:</u></b></p> <ul style="list-style-type: none"> <li>• Discharge of Condition 10 (noise levels and hours of use) of planning permission WH/22/00090/FUL. Permit.</li> <li>• Discharge of Condition 4 (delivery of materials and construction timetables) of planning permission WH/22/00777/FUL. Permit.</li> <li>• Replacement of 2 no. existing electric charging vehicle spaces with 6 no. electric vehicle charging points and visitor parking spaces, the erection of a canopy and associated works including landscaping. Ref. No:22/01995/FUL. Permit</li> </ul> <p><b><u>Recent submissions, awaiting decision:</u></b></p> <ul style="list-style-type: none"> <li>• Staff communication 'totems' / information screens – Application No. WH/22/03213/ADV (February 2023).</li> </ul> <p><b><u>Forthcoming to be submitted, details to follow, (likely submission date):</u></b></p> <ul style="list-style-type: none"> <li>• Internal multi-tier 280sqm, increased user space to support production (February 2023).</li> </ul> <p><b><u>Proposed Development</u></b></p> <p><b><u>Environmental Impact Assessment Scoping Opinion</u></b></p> <p>The 'scoping of environmental considerations' was flagged in R-RMC's notes for the December Parish Council meeting.</p> <p>R-RMC has now made a request to Chichester District Council for an Environmental Impact Assessment Scoping Opinion. It is a process in which R-RMC can request for a formal opinion, from the Council, about the environmental matters that need to be considered within an environmental assessment to support a future planning application. This is a responsible approach taken to ensure all key environmental matters are being covered as the proposals emerge.</p> <p>Whilst the request is registered and consulted on in a similar way to a planning application, it is <u>not</u> a planning application. Key issues or matters of concern that need to be addressed through the assessment can be sent by consultees to the District Council as part of this consultation, but the Council's Scoping Opinion will not deal with the acceptability or principle of the proposals at this stage.</p> <p>As advised, R-RMC are proposing to submit a planning application later this year, supported by an Environmental Statement which reports on the environmental assessment process undertaken. RRMC will consult with the Parish Council and the local community well ahead of the formal application being made.</p> <p><b><u>Maintenance update</u></b></p> <p><b><u>Permissive pathway (north)</u></b>. Maintenance programme continues and is due for completion in Q1 2023. Works delayed from Q4 2022 due to weather. We do not anticipate this maintenance will require the pathway to be closed.</p> <p><b><u>Footpath</u></b>. The R-RMC boundary with the northern footpath will be tidied up, back to the fence - when the ground supports the equipment used to remove and trim the vegetation / brambles etc. Works delayed from Q4 2022 due to weather.</p> <p><b><u>Recent News</u></b></p> <p>HISTORIC SALES RECORD COMPLETES LANDMARK YEAR FOR ROLLS-ROYCE MOTOR CARS  <a href="https://www.press.rolls-roycemotorcars.com/rolls-royce-motor-cars-pressclub/article/detail/T0407298EN/historic-sales-record-completes-landmark-year-for-rolls-royce-motor-cars">https://www.press.rolls-roycemotorcars.com/rolls-royce-motor-cars-pressclub/article/detail/T0407298EN/historic-sales-record-completes-landmark-year-for-rolls-royce-motor-cars</a></p> <p>ROLLS-ROYCE PHANTOM 'THE SIX ELEMENTS' COLLECTION RAISES \$1 MILLION FOR CHARITY  <a href="https://www.press.rolls-roycemotorcars.com/rolls-royce-motor-cars-pressclub/article/detail/T0405518EN/rolls-royce-phantom-the-six-elements%E2%80%99-collection-raises-1-million-for-charity">https://www.press.rolls-roycemotorcars.com/rolls-royce-motor-cars-pressclub/article/detail/T0405518EN/rolls-royce-phantom-the-six-elements%E2%80%99-collection-raises-1-million-for-charity</a></p>	<p><b><u>JH</u></b></p> <p><b><u>SB/JH</u></b></p> <p><b><u>JH</u></b></p>
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<p>7/23</p>	<p><b><u>ROLLS ROYCE PLANNING APPLICATION - WH/22/03126/EIA</u></b></p> <p>Cllr Holden advised that just before Christmas Rolls Royce submitted a Request for an EIA Scoping Opinion in relation to their proposed development to the east of R-RMC's current site. The Parish Council has lodged a detailed response - See Planning Matters below.</p> <p>Cllr Holden briefly went through the matters raised in the response:  <u>FP417</u>: Diversion of the FP that has been there at least 240 years, the length is significantly greater. It is the only metalled direct path.  <u>Foul &amp; Surface Water</u>: The capacity is exceeded now, and the area needs a thorough assessment.  <u>High Voltage Cable</u>: There is an electrical connection from Maudlin to Goodwood.  <u>Transport</u>: The assessment mentioned in the scoping was not shared despite constant traffic issues  <u>Air Quality</u>: this will not diminish, rather get worse.  <u>Noise</u>: More  <u>Receptors</u>: Should be over a larger area  <u>Ecology</u>: The survey was done on 1 day, and is missing bird species, hedgehogs and bats  <u>Inaccuracies</u>: Several major ones in the report.</p> <p>Cllr Holden noted that members of the public had also made submissions.</p> <p>Cllr Holden asked Mr Ball to respond.</p> <p>Mr Ball advised that this is not a Planning Application, that will come later this year. This Scoping Opinion is asking for a formal opinion as to matters to be considered. The document says what is planned to be done. He apologised that he had not advised the Parish Council prior to the submission of this EIA.</p> <p>Mr Ball confirmed that RR wish to engage with the public as much as possible, and will hold a Neighbour Consultation, either at RR or in the Community Hall, before the Planning Application is put in. They will work with the PC to establish the best timing. This consultation will comprise visuals, maps, questions and answers. The Planning Application is likely to be several months away later this year. Mr Ball advised that Mr Richard Carter had left RR, and Mr Brian Stait has the role of General Manager for this project. <i>NB: Mr Ball later advised that Mr Richard Carter had been replaced by Ms Emma Begley. A meeting will be arranged with the Parish Councillors to meet Emma and Brian.</i></p> <p>Mr David Litchfield, a resident, reiterated that there is a 33,000 Volt cable going from the top of Dairy Lane to Westerton / Strettington. It is located about 1 foot east of FP417.</p>	

<p><b>7/23 Cont.</b></p>	<p>Mr Paul Freemantle, a resident, asked when the development of the land at Maudlin and FP417 was first considered and Mr Ball said it had been since May 2021. <i>NB: Mr Ball advised this was first publicly communicated in 2019.</i></p> <p>Mrs Ros Craven, a resident, remarked that at the first consultation for the original plant there was to be 1 shift with 10 lorry movements in and 10 out per day. Do not be naïve, what is not said is important. She said that RR went to 2 shifts without the residents' knowledge. Mr Ball advised that in 2009 there had been a consultation process.</p> <p>Mr Andy Baily, a resident, said that at 4-40am the first shift starts arriving, but before that there are cars at 4-15 - 4-30am. Mr Ball said he would find out about this but the earlier cars were likely to be maintenance staff.</p> <p>Mr Ball said the next step is for RR to invite the Parish Council to come to RR. Then after that, there will be a Neighbour Consultation.</p> <p>Mrs Gael Emmett, a resident, asked if there was to be a new carpark and entrance. Mr Ball advised this was likely, but there are no current plans for extra jobs. The Bespoke cars area is running out of space, and they need a brand new Paint Shop. Mr Ball advised that they cannot put the expansion at the Technology and Logistics Centre in Bognor Regis.</p> <p>Mrs Ros Craven, a resident, asked if there could be a change to the current car park so the cars did not come through the village. Mr Ball said the routing could change. Mrs Craven suggested a direct access to the A27.</p> <p>Mr Ball further advised that the views from Halnaker Windmill are to be protected, there is a strong requirement on RR to be "disappeared" into the landscape. They will do the best they can to hide the plant.</p> <p><b>Cllr Holden thanked Mr Ball for attending the meeting. Mr Ball then left.</b></p>	<p><b>AB</b></p> <p><b>AB</b></p>
<p><b>8/23</b></p>	<p><b><u>PLANNING MATTERS:</u></b> To receive a report on recent planning applications.</p> <p><b><u>Planning Update since the last Parish Council Meeting on 12<sup>th</sup> December 2022</u></b></p> <p><b><u>New Planning Applications for the period week 50 (14/12/22) to week 2 (11/01/23) inclusive</u></b>  <b><u>WH/22/03126/EIA</u></b> - Case Officer: Jeremy Bushell  Mr Charlie Brown  Rolls Royce Motor Cars The Drive Westhampnett Chichester  Request for an EIA Scoping Opinion in relation to the proposed development to the east of R-RMC's current site.  O.S. Grid Ref. 488512/106717  To view the application use the following link:  <a href="https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RMTX1SER10R00">https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RMTX1SER10R00</a></p> <p><b><u>PC must comment by 11/01/23</u></b></p> <p>The following was submitted on 12/01/23.</p> <p><b><u>WH/22/03126/EIA Rolls Royce Motor Cars The Drive Westhampnett Chichester</u></b>  <b><u>Request for an EIA Scoping Opinion</u></b>  Westhampnett Parish Council has reviewed the documents submitted with this application and wish to make the following observations:</p> <p><b><u>1. FP417 – proposed Diversion</u></b>  We note with concern Rolls Royce's proposal to divert the section of a public footpath (FP417) between Sidengreen Lane and Maudlin to instead skirt the internal northern boundary of the proposed development (parallel to Sidengreen Lane), then continuing along its eastern and southern internal boundaries.</p> <p>We would point out section 119 (6) of the 1980 Highways Act, which states that: "The Secretary of State shall not confirm a public path diversion order, and a council shall not confirm such an order as an unopposed order, unless he or, as the case may be, they are satisfied that the diversion to be effected by it is expedient as mentioned in subsection (1) above, and further that the path or way <b>will not be substantially less convenient to the public in consequence of the diversion and that it is expedient to confirm the order having regard to the effect which the diversion would have on public enjoyment of the path or way as a whole...</b>"</p> <p>To begin with, the length of the diverted footpath would be significantly greater than that of the direct route between Sidengreen Lane and Maudlin (approximately 550m compared with its current length of approximately 300m). FP417 is the only direct footpath between Westerton and Maudlin, and a diversion would thus increase the journey time between the two hamlets (and indeed between Maudlin and the Goodwood Estate north of New Road). The diversion would therefore be substantially less convenient to the public, particularly to residents of Westerton walking to Maudlin and Westhampnett for amenities such as the nearest bus stop, School, Church and the Community Hall.</p>	

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Secondly, we would draw your attention to section 8.7.4 of Appendix Four of the Environmental Impact Assessment (EIA) Scoping Report, commissioned by Rolls Royce, which found that in a 1778 map of West Sussex (Yeakell and Gardener), "The footpath which defines the western extent of the site is... depicted, extending north from Maudlin towards Westerton". The footpath is also marked on more recent, Ordnance Survey, maps of 1914 and 1987 (section 8.8.3). Thus, not only would the diversion be less convenient, it would be removing a public right of way which has been in existence for more than 240 years.

FP417 is heavily used for local daily living purposes, and by the wider community for health and wellbeing. It is the only metalled all year path from Westerton (which has no bus service) to Westhampnett to connect to No. 55 bus service, so it is a cherished and essential part of our Parish.

## **2. Foul Water & Surface Water**

### **Foul Water**

Referring to the ENVIRONMENTAL IMPACT ASSESSMENT (EIA) SCOPING REPORT

#### **12. WATER ENVIRONMENT**

##### **Foul Water**

*12.1.23 Current sewer maps were not available for review at the time of writing. However, it is assumed the existing R-RMC facility maintains a connection to a public foul sewer on Stane Street, as indicated in the original planning documents (planning ref. 00/03103/FUL). Future connections or changes to discharge rates as a result of the proposed development would require consultation with and consent from Southern Water at a later stage.*

The Parish Council refutes that drawings of the local foul drainage network are not available, but regardless of that, the capacity of the network is now exceeded due to recent housing developments in Chichester and Westhampnett. Every time heavy rain occurs Southern Water is pumping at Maudlin to prevent houses and roads flooding with effluent. This is an ongoing situation with no current solution.

### **Surface Water**

Winter or heavy rain is currently being absorbed by the green sward cover within this area. If removed and replaced with hard surfaces then the run-off will be considerable and likely to result in higher quantities of water discharging into the adjacent ditches, which subsequently discharge into the Pagham Rife.

A thorough assessment needs to be done.

## **3. High Voltage Electrical Cable**

The Parish Council has been advised by a long-standing resident of the Parish, that there is a high-voltage electrical cable running between Maudlin and Goodwood House, located in the vicinity of the length of FP417. No reference has been made to this within the Scoping Report.

## **4. Transport**

Referring to the ENVIRONMENTAL IMPACT ASSESSMENT (EIA) SCOPING REPORT

#### **5. TRANSPORT**

5.4.6 The scope of the TA will be agreed with West Sussex County Council (WSCC) and National Highways (NH) through a Transport Scoping Report. ***A Transport Scoping Report was issued to WSCC and NH for comment in August 2022.*** This Scoping Report was based on the emerging design for the site and prior to key assumptions being available such as staff forecasts. Responses from WSCC and NH were received in September 2022 and included several requests for further information. These have been addressed in the TA Scoping Report **shared with WSCC and NH in November 2022.**

The Parish Council is concerned that this document has not been shared with them as they have consistently raised the issues created by the traffic associated with the Rolls Royce operation. The Parish Council has some suggestions to make to improve the existing traffic flow for all road users, including residents who are currently highly inconvenienced at shift-change, and the bus services, emergency vehicles, delivery vehicles etc who are delayed.

Increases above the current level will have a severe impact, with apparently no attempt to consider alternative travelling arrangements.

The Parish Council is also concerned about the implications of the likely new vehicular access point shown in Figure 3.1: Indicative Proposed Development (Worst Case Scenario). Firstly, the width of the carriageway from Stane Street (Roman Road) to Temple Bar junction with A285 is insufficient for large delivery trucks to pass safely, and the access at the junction is awkward.

## **5. Air Quality**

Referring to the ENVIRONMENTAL IMPACT ASSESSMENT (EIA) SCOPING REPORT

#### **6. AIR QUALITY**

*In Table 6-2:*

*Potential Completed Development Stage Effects it states that change in NO<sub>2</sub>, PM<sub>10</sub> and*

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*PM2.5 concentrations health and ecological effects due to increased operational vehicle emissions would be assessed as there is potential for significant effects at existing sensitive receptors.*

*It further states that NO2, health and ecological effects due to increased facility emissions will be assessed as potential for significant effects at existing sensitive receptors.*

The Parish Council is concerned that Air Quality should not diminish, rather be improved from the current levels.

## **6. Noise**

Referring to the ENVIRONMENTAL IMPACT ASSESSMENT (EIA) SCOPING REPORT

### **7. NOISE AND VIBRATION**

Table 7-2: Completed Development Stage Effects

In the table it states that:

*Noise emissions from completed development traffic flows on the local road network are to be assessed as the completed development would have an additional vehicular access route onto Roman Road and could generate increased traffic flows. Any proposed increase in traffic (and associated noise emissions from traffic) from the completed development may have a direct impact on this road and the surrounding local road network.*

It further states that:

*Noise emissions generated by the completed development's fixed plant installations are to be assessed. As the increases in noise levels due to fixed plant servicing the completed development may have the potential to be significant, without suitable mitigation.*

And furthermore it states that:

*Noise emissions from on-site user vehicle movements Yes Increases in noise levels due to vehicle movements within the site may be audible at the nearest receptors. Noise emissions from vehicles servicing the site (e.g. deliveries and waste collection).*

The Parish Council considers that increases in such noise will detrimentally affect all residents including those in Westerton as noise travels, especially at night.

## **7. Receptors**

The locations of the receptors measuring air quality and noise should be positioned to ensure full coverage of a larger area in the vicinity of the plant, as the diagrams showing proposed locations have insufficient coverage.

## **8. Ecology**

Referring to the PRELIMINARY ECOLOGICAL APPRAISAL (PEA) Report.

### **Birds.**

The information included within Table 3.4: Schedule 1, Red List, Birds Directive Annex 1 and BAP Birds Within 2 km of the Site, is considered to be out of date, and incomplete.

Furthermore, the fact that the survey of on-site species was conducted on a single day in April 2022 (and delineated in Table 3.3.20) means that numerous species which are regularly seen on the site itself were not recorded. These include includes Barn Owls (which hunt in the field), yellowhammers (which breed there), whitethroats (ditto), stonechats, swallows, house martins, chiffchaffs, longtailed tits and jays – also occasionally corn buntings, plus many other species.

### **Hedgehogs**

Hedgehogs are known to breed at Maudlin, very close to the proposed site.

### **Bats**

ENVIRONMENTAL IMPACT ASSESSMENT (EIA) SCOPING REPORT  
APPENDIX 3 ECOLOGY BASELINE REPORT AND SURVEYS

*3.3.5 Overall, bats are likely to be of local-level ecological importance in the context of the site.*

Local knowledge confirms that a number of bat species are present in the whole Parish.

## **Inaccuracies within the ENVIRONMENTAL IMPACT ASSESSMENT (EIA) SCOPING REPORT**

### **For example**

#### **2. Background**

*2.1 The Goodwood facility in West Sussex is situated within the South Downs National Park. The site covers approximately 42 acres and is operated by Rolls Royce Motor Cars Ltd.*

This is incorrect.

*10.1.3 .....One of these clusters is situated within the hamlet of Westerton, c.350m north of the site, and comprises a number of late Victorian villas and detached houses;...*

This is incorrect.

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Cont.

### **9. Consultation with Parish Council**

Following an initial approach by Rolls Royce the Parish Council Chairman Cllr Claire McLeish and Vice Chairman Cllr Windsor Holden were invited to a meeting on 7th February 2022 at Rolls Royce, with Mr Carter and Mr Ball, and WSCC Councillor Jeremy Hunt. At that meeting initial proposals were outlined. Since then the Parish Council has twice during the following weeks, attempted to engage with Rolls Royce to convey some points of concern. The objective of the meeting was to bring forward at a very early stage these matters so mitigations might be considered prior to the submission of an Outline Planning Application. No written reply was received, but the Parish Council Chairman received a phone call explaining that a meeting would not be arranged.

#### **Conclusion:**

The ethos of Rolls Royce's original planning application in the late 1990's was to promote a car assembly plant in a rural location in order to take advantage of the countryside to attract their customers. This development would turn a previously undeveloped greenfield site into an industrial environment.

This site is not suitable for the development for reasons outlined above, without causing substantial inconvenience to residents of the entire Parish ie. the three parts of the Parish of Westerton, Westhampnett and Maudlin. And in addition to this there would be severe impacts on:

- FP417 – this path has served the Parish for over 240 years, and is still in constant use
- traffic movements
- drainage systems
- habitats for endangered species

END

#### **Decision due 03/02/23**

**WH/22/03213/ADV** - Case Officer: Freya Divey

c/o agent

Rolls Royce Motor Cars The Drive Westhampnett Chichester

2 no. internally illuminated totem signs.

O.S. Grid Ref. 488512/106717

To view the application use the following link:

**<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RNAWNZERHB500>**

#### **PC must comment by 01/02/23**

#### **Decision due 16/02/23**

#### **Update on outstanding Planning Applications**

**WH/22/02281/COU** - Case Officer: Sascha Haigh

Mr Kamil Krasoski

Pampas Cottage Claypit Lane Westhampnett West Sussex

Change use of garage and workshop to guest/letting house.

O.S. Grid Ref. 488274/106364

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RHSLQ7ERL1000>

The Parish Council submitted the following on 31/10/22:

**WH/22/02281/COU**

Mr Kamil Krasoski Pampas Cottage Claypit Lane Westhampnett West Sussex

Change use of garage and workshop to guest/letting house.

#### **Historical background.**

**WH/16/02396/FUL**

An application for 1no.dwelling to the front of Pampas Cottage was submitted on 2 August 2016 and was refused on 27 September 2016. The reasons for refusal were:-

- Erosion of the established setting of Claypit Lane and consequential impact upon the established urban/rural continuum.
- The separation distance between Pampas Cottage and the proposed dwelling resulting in unacceptable impacts on the residential amenity (privacy) of Pampas Cottage.
- The effect of the proposal on the character and appearance of the locality, highway safety and protected habitats and species.

This decision referred to the Secretary of State.

Appeal Ref. APP/L3815/W/16/3161952.

The appeal was dismissed on 17 February 2017.

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Cont.

Reasons given included:

- The proximity to the host dwelling and unsatisfactory privacy for future residents.
- A tighter more urban type of development than the nearby norm, which would diminish the locality's semi-rural feel and adversely affect the character and appearance of the locality.
- Concerns about on-street parking; the narrow street and a conflict between cars waiting to pick-up / drop-off children from the primary school to the north of the site, which would reduce highway safety.

Note.

Since the appeal, Westhampnett Parish was incorporated into a Controlled Parking Zone (CPZ) which commenced on 01 June 2021. Yellow lines were introduced in Claypit Lane and surrounding areas. This has resulted in the loss of 14 car parking spaces along the lane: 6 on the west side opposite the entrance to Pampas Cottage and 8 at the southern end, at the junction between the lane and Stane Street.

**WH/18/03299/DOM**

A detached double garage was permitted on 4 February 2019.

The permission was subject to conditions 3 and 4.

Condition 3 stated that the development should not be constructed other than in accordance with the materials specified on the application form and plans, unless agreed in writing by the LPA.

Condition 4 stated that the garage should only be used as a garage for the dwelling house known as Pampas Cottage and for no other purpose.

From the on-set of construction, it was visually apparent that the intended use of the building was not that of a garage. Windows and rooflights were added, the height of the building increased, a substantial first floor was incorporated, sanitaryware was installed and the vehicle door opening reduced, all without prior consent. The Parish Council referred the discrepancies to the planning enforcement office and subsequently a further planning application was submitted.

**WH/21/01434/DOM**

Application was made on 5 May 2021 to vary conditions 2 and 4, enabling the building to be used as a garage with workshop, toilet on ground floor and store on upper level. The application was permitted on 10 December 2021, again with the condition that the garage and workshop should only be used for purposes ancillary to the residential use of the dwelling house known as Pampas Cottage.

**Current Application.**

**WH/22/02281/COU**

The Parish Council strongly OBJECTS to this application for a Change of Use from garage and workshop to guest/letting house. The Council would have objected at the outset if the intended purpose had been disclosed. As it is, it would appear that this has been done by stealth.

Claypit Lane is a semi-rural, residential area on the edge of the Westhampnett community. It is transitional between development on Stane Street and the roundabout at the junction of this lane and Madgwick Lane, leading to open countryside. Claypit Lane is considered to be a north/south wildlife corridor and the effect on protected habits and species, is of concern.

The Council recognises and accepts that whilst properties in the lane may incorporate home offices and accommodation for periodic guest stays, it does not consider that commercial guest/letting development is suitable in terms of character and appearance for this location.

On-site parking is considered to be insufficient and on-street parking is extremely limited.

The Council considers that the reasons given by the Secretary of State when dismissing appeal APP/L3815/W/16/3161952 remain pertinent to this application and draws attention to the fact that on-street parking has been severely reduced, whilst highway safety remains a serious concern.

**Further information provided by applicant now being considered by the PC 02/12/22, must comment by 21/12/22**

On 21/12/22 Westhampnett Parish Council commented:

**WH/22/02281/COU** Change use of garage and workshop to guest/letting house. Pampas Cottage Claypit Lane Westhampnett West Sussex PO18 0NU

Westhampnett Parish Council has reviewed the additional document lodged on 30th November 2022 entitled 2209/02 - Proposed Floor, Elevations and Section Plan, and with typed title thereon of "Proposed Change of Use - Garage to Residential".

The application is for Change of Use from a Garage, previously permitted, to guest/letting house. The Parish Council has already objected to this proposal and confirms it is maintaining its OBJECTION to the application, whether guest/letting or residential.

**Decision due 25/11/22, now overdue**

**WH/22/02269/DOM** - Case Officer: Freya Divey

Mr Kamil Krasoski

Pampas Cottage Claypit Lane Westhampnett West Sussex

Front boundary wall and gates.

O.S. Grid Ref. 488274/106364

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Cont.

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RHQQE3ERL0200>

**PC must comment by 05/10/22.**

**On 07/10/22 the PC asked CDC for an extension of time to reply**

The Parish Council lodged the following on 17/10/22:

**WH/22/02269/DOM Front boundary wall and gates.**

**Pampas Cottage Claypit Lane Westhampnett West Sussex PO18 0NU**

Westhampnett Parish Council has reviewed this Planning Application and wishes to OBJECT as follows:

The Parish Council would prefer to see the existing hedgerow replanted using beech, hawthorn or similar, to maintain the wildlife corridor and rural character of Claypit Lane.

The hedgerow could be planted behind a timber, vertical paling fence, similar to others in the Lane.

**Decision due 31/10/22, now overdue**

**WH/22/02218/FUL** - Case Officer: Louise Brace

Goodwood Estate Company Limited Goodwood Estate Company L...

Goodwood Motor Circuit Claypit Lane Westhampnett Chichester

Erection of single-storey heritage workshop (translocated from another site).

O.S. Grid Ref. 487914/107257

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RHF48KERKQM00>

**PC must comment by 28/09/22**

The PC had no Comments to make.

**Decision due 25/10/22, now overdue.**

**WH/22/01783/ELD** - Case Officer: Rebecca Perris

Mr & Mrs B Ingram

The Yard Sidengreen Lane Maudlin Westhampnett

Use of land for the stationing of 1 no. caravan, within the meaning set out in section 29 of the Caravan Sites and Control of Development Act 1960 as expanded by section 12 of the Caravans Sites Act 1968, for residential purposes.

O.S. Grid Ref. 488914/106825

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=REP5W9ERINF00>

**PC must comment by 10/08/22**

**The following comments were lodged on 05/08/22:**

Westhampnett Parish Council has considered this application and wishes to OBJECT as follows:

This is an application for a Lawful Development Certificate for an existing Use or Operation or Activity, namely stationing one caravan for residential purposes.

It has been demonstrated that there has been continuous occupation of the caravan since 15 August 2011, i.e. almost 11 years.

The application appears to attempt to regularise this situation, thus providing a permanent dwelling albeit currently in the form of a caravan.

The site upon which the caravan is situated is outside the Parish settlement boundary and would not normally be considered for a permanent dwelling.

The site was formerly called Side Green Game Farm. Turkeys were reared there for Christmas and it is probable that the caravan was originally installed to provide accommodation for someone to live on site to prevent theft of the turkeys.

No mention is made in the application for a current requirement for permanent on-site residential security. Indeed, no mention is made for any purpose other than to regularise the existing situation.

The Parish Council therefore requests that the application is REFUSED for the following reasons:

1. The site upon which the caravan is situated is outside the Parish settlement boundary.
2. No mention is made for any Operation or Activity necessary for the caravan's occupants to remain on site, other than to regularise the existing situation.

**Decision due 09/09/22, now overdue**

8/23  
Cont.

**WH/21/00489/FUL** - Case Officer: William Price

Mrs Pam Clingan

Lanburn Connemaras Swallow Beck Madgwick Lane Westhampnett

Change of use of land for use as a certified 'Caravan and Motorhome Club' site for siting up to 5 no. caravans, motorhomes or trailer tents.

O.S. Grid Ref. 488052/106449

To view the application use the following link;

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QOOA34ERM6X00>

PC Comment and Objection lodged 07/04/21.

Update:

On 12/04/21 the PC was provided with some additional information from the applicant however the PC submission still stood as lodged. Following further information on 05/08/21 the PC withdrew most of its objections, except to do with footpaths / public transport. After additional information dated 11/08/21 the PC maintained its objections regarding footpaths. CDC have been consulting the necessary bodies and on 08/03/22 and 04/05/22 Natural England replied as a Consultee. **This application was considered by the CDC Planning Committee on 15/06/22. The Planning Committee decided that it would Permit with S106 subject to some conditions and informatives. At present it is still Pending whilst the S106 is being finalised.**

**Decision was by 26/04/21, then by 23/07/21, now pending receipt of S106**

**Decisions**

**WH/22/02559/DOC** - Case Officer - Alicia Snook

The Little Blue Door Ltd, Smith Simmons & Partners Ltd

Land Adjacent To Hadrian Drive Westhampnett Chichester West Sussex PO18 0FP

Discharge of conditions 12, 13, 20 & 21 from planning permission 21/00630/FUL

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RJBQFPERM6V00>

The Parish Council submitted the following on 26/11/22:

**22/02559/DOC Childrens' Nursery Discharge of conditions 12, 13, 20 & 21 from Planning Permission 21/00630/FUL Land Adjacent To Hadrian Drive Westhampnett Chichester West Sussex PO18 0FP.**

Westhampnett Parish Council has reviewed the revised proposals.

The Parish Council, being the owners of the Community Hall and its land, has concerns about potential security issues resulting from the revised landscaping proposals for the western boundary of the site, between the Nursery and the Community Hall.

Namely, without a formal boundary:-

1. There is potential for travellers to drive across the low kerb edging on the Nursery site and access the land owned by the Community Hall, to form illegal encampments.
2. Safeguarding young children who may inadvertently stray/run from their parents onto the Community Hall car park, adjacent. Car owners using the Community Hall may not be aware of such danger and accident(s) may result.

The Parish Council would like to propose that a low post and rail timber boundary fence similar to that surrounding the village green to the north of the site, is erected. Alternatively, chestnut bollards could be used as has been done elsewhere in the village, near the Chichester Park Hotel, although these would not be as effective for 2. above. The demarcation would maintain the open visual aspect of the design whilst addressing the Council's concerns. The fence / posts should extend as far as the southern kerb to the access road. The Council would be happy to agree exact position and details on Site.

**Decision due 01/12/22, now overdue**

**Permitted 22/12/22**

**Extract of Conditions:**

The Authority has considered your application, and I can confirm the following condition(s) have been discharged subject to satisfactory implementation. 12. Boundary treatments The submitted details as per the Proposed Boundary Treatment Plan, Figure 4 Rev 03 (held on file 21.12.22) are considered acceptable with regard to the development permitted. I can therefore confirm that the submitted details are approved, and I hereby discharge condition 12 of 21/00630/FUL in so far as the need to submit information to the Local Planning Authority is concerned and subject to the development being carried out in accordance with the approved details. Discharged date - 22nd December 2022

13. Hard and soft landscaping The submitted details as per the Proposed Boundary Treatment Plan, Figure 4 Rev 03 (held on file 21.12.22), the Proposed Hard & Soft Landscaping Plan, Figure 5 Rev 03 (held on file 21.12.22) and the timetable located on email (received 08.11.22) are considered acceptable with regard to the development permitted. I can therefore confirm that the submitted details are approved, and I hereby

8/23  
Cont.

discharge condition 13 of 21/00630/FUL in so far as the need to submit information to the Local Planning Authority is concerned and subject to the development being carried out in accordance with the approved details. Discharged date - 22nd December 2022

20. External lighting The submitted details as per the Proposed External Lighting Plan, Figure 6 Rev 03 (held on file 21.12.22) are considered acceptable with regard to the development permitted. The details have been reviewed in consultation with the Council's Environmental Protection officer and the Council's Environmental Strategy officer who have considered the details to be acceptable provided the timers are set to switch off between 7pm and 7am as detailed in the plan. I can confirm therefore that on this basis that the submitted details are approved, and I hereby discharge condition 20 of 21/00630/FUL in so far as the need to submit information to the Local Planning Authority is concerned and subject to the development being carried out in accordance with the approved details. Discharged date - 22nd December 2022

21. Ecological enhancements The submitted details as per the Proposed Ecological Enhancements Plan, Figure 7 Rev 03 (held on file 21.12.22) are considered acceptable with regard to the development permitted. The details have been reviewed in consultation with the Council's Environmental Strategy officer who has considered the details to be acceptable. I can therefore confirm that the submitted details are approved, and I hereby discharge condition 21 of 21/00630/FUL in so far as the need to submit information to the Local Planning Authority is concerned and subject to the development being carried out in accordance with the approved details. Discharged date - 22nd December 2022

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

**WH/22/02721/FUL** - Case Officer: Kayleigh Taylor

Mr Lance Read

Inspiration House 2 Rutland Way Chichester West Sussex

Renewal of consent (WH/18/01236/FUL) for the continued use of a prefabricated demountable marquee meeting BS6399 on existing drained concrete hardstanding for weatherproofed storage of motor vehicles in connection with adjoining user.

O.S. Grid Ref. 487775/105932

To view the application use the following link: <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RKMAVBER0ZU00>

**PC must comment by 07/12/22**

The PC had no Comments to make.

**Decision due 30/11/22, now overdue**

**Permitted 06/01/23**

**Extract of Conditions:**

**Time limits and implementations conditions:**

1) The marquee hereby permitted shall be removed and the land restored to its former condition, or to a condition to be agreed in writing by the Local Planning Authority, on or before the expiration of the period ending on 25th April 2032. Reason: The Local Planning Authority would not normally grant permission for such a development in this location but under the circumstances prevailing it is considered reasonable to make an exception in this instance and to allow the development for a limited period.

2) The temporary storage facility hereby approved for a limited period as identified in condition 1 shall be used only as detailed within the application description. For the avoidance of doubt, this is for the storage of motor vehicles/motor vehicle components in connection with the occupier of Unit 1 Rutland Way, Best-Log Limited. Should the specific use or the requirement for the storage facility change, or the business ceases to operate from Unit 1 Rutland Way, the structure shall be removed within three months unless alternative arrangements are agreed in writing with the Local Planning Authority. Reason: The Local Planning Authority would not normally grant permission for such a development but under the circumstances prevailing it is considered reasonable to make an exception in this instance and allow the development for a limited period.

3) The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Decided Plans" Reason: For the avoidance of doubt and in the interests of proper planning

**Conditions to be compiled with at all times following completion of the development:**

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) no external illumination shall be provided on the site other than in accordance with a scheme that shall first have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the proposed location, level of luminance and design of the light including measures proposed to reduce light spill. Thereafter the lighting shall be maintained in accordance with the approved lighting scheme for the lifetime of the development hereby approved. Reason: In the interests of protecting wildlife and the character of the area Decided Plans

The application has been assessed and the decision is made on the basis of the following plans and documents submitted: Details Reference Version Date Received Status PLAN - LOCATION PLAN 01 Approved PLAN - FRAME GABLE AB002402\_001 Approved PLAN - FLOOR PLAN AND ELEVATIONS 001 Approved PLAN - FLOOR PLAN AB002402\_005 Approved

8/23  
Cont.

**WH/22/02552/DOM** - Case Officer: Louise Brace

Mr Paul Kennedy

14 Stane Street Maudlin Westhampnett West Sussex

Single storey rear extension, various alterations and additions to fenestration including relocation of front door from south-west to north-west elevation with new front porch and new vehicular access.

O.S. Grid Ref. 488833/106596

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RJKU7HERMDJ00>

**PC must comment by 30/11/22**

The PC had no Comments to make.

**Decision due 14/12/22**

**Permitted 06/01/23**

**Extract of Conditions**

**Time limits and implementations conditions:**

1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission. Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2) The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Decided Plans" Reason: For the avoidance of doubt and in the interests of proper planning. Conditions requiring Local Planning Authority written approval or to be complied with prior to commencement of development

3) Notwithstanding any details submitted no development/works shall take place, above slab level, until a full schedule of all materials and finishes and samples of such materials and finishes to be used for external; walls and roofs for the extensions hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved schedule of materials and finishes, unless otherwise agreed in writing by the Local Planning Authority. Reason: To enable the Local Planning Authority to control the development in detail in the interest of amenity and to ensure a development of visual quality given the lack of detail regarding the proposed external materials across the various elements of the proposal.

4) Notwithstanding any details submitted no development/works shall commence on the flintwork walling, until a sample panel of flintwork has been constructed, and made available for inspection, on site to accurately reflect the proposed bond, coursing and finish of the material and the type, composition and profile of the mortar, and an accompanying written specification shall be submitted to and approved in writing by the Local Planning Authority before the relevant parts of the work are begun. The approved sample panel(s) shall be retained on site until the work is completed and the work carried out in full accordance with the approved details. Reason: To ensure the materials and finishes to be used are appropriate in order to maintain the architectural interest of the building

**Conditions requiring Local Planning Authority written approval or to be complied with prior to specific construction works take place:**

5) No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose. Reason: To provide car-parking space for the use of the property's residents

6) The use of the access shall not commence until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the site plan. Reason: In the interests of road safety.

**Conditions requiring Local Planning Authority written approval or to be complied with by developer before occupation:**

7) The development hereby permitted shall not be constructed other than in accordance with the materials specified within the application form and plans, unless otherwise agreed in writing by the Local Planning Authority. Reason: To ensure that a harmonious visual relationship is achieved between the new and the existing developments.

Decided Plans The application has been assessed and the decision is made on the basis of the following plans and documents submitted: Details Reference Version Date Received Status PLAN - PROPOSED GROUND & FIRST FLOOR PLANS A106 REV 1 23.12.2022 Approved PLAN - PROPOSED ELEVATIONS A107 REV 1 23.12.2022 Approved PLAN - THE LOCATION PLAN A101 11.10.2022 Approved PLAN - BLOCK PLAN A102 11.10.2022 Approved PLAN - EXISTING & PROPOSED SITE PLAN A103 11.10.2022 Approved PLAN - EXISTING GROUND & FIRST FLOOR PLANS A104 11.10.2022 Approved PLAN - SECTION - PROPOSED A108 11.10.2022 Approved PLAN - PROPOSED NEW ACCESS A120 11.10.2022 Approved PLAN - EXISTING ELEVATIONS A105 REV.1 19.10.2022 Approved

**Other Matters**

**Chichester Local Plan Review 2020 version of the Council's Housing and Economic Land Availability Assessment (HELAA) document.**

Westhampnett Parish Council has been invited to attend an All Parishes meeting on Monday 6 February 2023 at 5.30pm. The meeting is being held via Zoom. There will be an opportunity for parishes to hear more about the Regulation 19 Submission Local Plan and how parishes can get involved in the process. The session will



