



LAND & PLANNING
SERVICES LIMITED

Westhampnett Parish Council and surrounding areas

Briefing Note for April Planning Committee

Prepared 31/03/2026

Westhampnett

26/00381/FUL Installation of additional drainage infrastructure and associated planting within attenuation basin approved via 23/01855/FULEIA.

Rolls Royce Motor Cars The Drive Westhampnett Chichester West Sussex PO18 0SH

The purpose of this application is to gain separate approval of the drainage channel and planting as Rolls-Royce Motor Cars is continuing to develop the extension to its manufacturing facility as approved through the hybrid planning permission ref. 23/01855/FULEIA. As part of these works, it has been necessary to amend the drainage strategy to account for higher groundwater levels than previously anticipated, and to ensure that the drainage strategy is resilient against high levels of rainfall.

PC Recommendation: No objection

We have also been asked to comment on surrounding Parishes for any major applications that might affect Westhampnett. No comments are made on householder or Tree applications for the surrounding areas.

Boxgrove

No major applications submitted.

Chichester

25/02837/FUL Two storey rear extension.

The Pavilion, Connolly Way, Chichester, West Sussex, PO19 6DA

Application submitted by Chichester Community Development Trust for two storey rear extension to the existing Havenstoke Pavilion to provide two changing rooms.

PC recommendation – No comment

26/00274/FUL Installation a steel storage container.

Shopwhyke Lakes, Sports Pavilion, Longacres Way, Chichester, West Sussex, PO20 2JG

The Chichester Bike Project have submitted a full planning for the installation of a 20-foot steel storage container to support the operational needs of the Chichester Bike Project. The proposed container will be located adjacent to the car park at Shopwhyke Lakes Pavilion, within the Shopwhyke Lakes site.

The storage container is to be used solely for secure storage associated with the Chichester Bike Project.

PC recommendation – No comment

26/00213/OUTEIA 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 up to 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. Closure of Clay Lane vehicular access. Application under Section 73 to (i) vary condition 6 of planning permission CC/22/01485/OUTEIA to enable an increase in the number of dwellings permitted to be occupied prior to completion of the Southern Access Road (SAR) from 150 to 424; and (ii) secure off-site highway works to the St Pauls Road/Norwich Road/Sherborne Road junction to mitigate the impact of the revised SAR delivery trigger upon its operation.

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, Chichester, West Sussex.

Included for information only.

PC recommendation – No comment

26/00406/FUL Redevelopment of the former House of Fraser site comprising the creation of four commercial units (Use Class E) along the West Street frontage; demolition of existing buildings to the rear of the site; and the erection of a residential building of up to six storeys (Use Class C3), including the change of use of the upper floors of the retained department store buildings to residential use, the change of use of retained ground floor buildings along Tower Street to residential use, creating in total 87 residential apartments, and the conversion of a storage building on Tower Street to two townhouses (Use Class C3) (overall site total of 89

residential units), together with internal and external alterations, and associated hard and soft landscaping.

House Of Fraser, St Georges House 12 - 18 West Street And 51/52 Tower Street Chichester, West Sussex, PO19 1QG.

The proposed development follows an extended period of pre-application discussions, and public consultation exercises, with CDC, local stakeholders and the wider community.

The Proposals will see this long-vacant, prominent site redeveloped holistically, resulting in increased economic activity along West Street and a significant contribution towards local housing stock, along with significant enhancements to the visual amenity of Chichester's City Centre, and the much-needed revitalisation of several nationally important, designated heritage assets.

The proposed development will be car-free due to the highly sustainable location of the site and amenities available with the surrounding area. The proposals provide a total of 125 cycle parking spaces, comprising three long-stay cycle stores and two short-stay stores.

PC recommendation – Comment, the removal of the rear extension is a visual improvement, however, the proposed new flats are somewhat monolithic. Elevations to West Street and Tower Street are acceptable.

Lavant

No major applications submitted.

Oving

No major applications submitted.

Oving and North Mundham

No major applications submitted.

Tangmere

No major applications submitted.
