



RH/HL01039

6th October 2016

Ms Joanna Bell
Development Manager (Majors)
Development Management
Chichester District Council
East Pallant House
1 East Pallant
Chichester
PO19 1TY

Dear Jo

OUTLINE PLANNING APPLICATION

LAND WEST OF CENTURION WAY AND WEST OF OLD BROYLE ROAD, CHICHESTER

14/04301/OUT

DEVELOPMENT DELIVERY

I write following the deferral of the above referenced planning application by the Special Planning Committee on 8th September 2016, our subsequent meeting on the 19th September 2016 and ahead of the reconvened Special Planning Committee on 20th October 2016. One of the key concerns raised by Members related to the delivery of the entire development on site with particular reference to the provision of the southern access. In response to those concerns I am pleased to enclose a Development Delivery Timeline together with Planning Performance Agreement (PPA) clarifying and confirming my clients intention in respect of delivery on site. The purpose of this letter is to explain key timings set out on the Timeline.

The Development Delivery Timeline anticipates that infrastructure development (including drainage, on and off site highway works, etc.) would commence on site during 2018 following the approval of both Outline and Reserved Matters permissions being granted. Concurrent with the approval of Phase 1 my client hopes to begin preparation of the application associated with Phase 2. However, taking into account the level of investment associated with the preparation of an





application of that scale it may not be possible to commence preparation until the commercial land negotiations have been successfully concluded. The commencement of the commercial negotiations to secure the rights required for the provision of the southern access would follow a positive resolution on the determination of the Phase 1 application which is a requirement of the arrangement with the land owners.

Following on from this it is anticipated that residential works will commence late in 2018 with the first dwelling being occupied towards the middle of 2019. Simultaneously it is anticipated that a Reserved Matters application for the southern access included in Phase 2 of the development would be prepared and approved. Subject to the expedient discharge of any planning conditions and associated ecological or remediation works, it is the developer's intention to make the southern access road available for construction vehicles during the early part of 2020. It is anticipated that the additional work required to bring the road to a standard necessary for full residential use will take approximately 9 months more. Accordingly, at this stage the timeline anticipates availability of the southern access for full residential use early in 2021 which coincides with the delivery of the 225th dwelling approximately. The delivery of that access is dependent on the success of negotiations with the relevant land owners necessary to carry out the development works.

Finally, it is anticipated that the development would be completed in 2027 with residential delivery rates of approximately 175 dwellings per annum.

The accompanying PPA reflects the target timings set out on the Development Delivery Timeline and reaffirms my clients' commitment to the development. It sets out key milestones relating to the various planning applications, commercial land negotiations and negotiations with third parties which are necessary to secure the successful completion of the development. Similarly, it includes key milestones for Chichester District Council who are considered to be an integral partner in the completion of the development.

I am sure it is appreciated that the development of a scheme of this scale and complexity is not without its complications and the positive progression of the development on the site is clearly dependent on the sequence of events outlined on the Timeline being supported by a committed development team. That team includes the Members and Officers of the Council and the



continuation of the positive working relationship between the Council and the Applicant that has established to date and is central to the successful delivery of this project.

I hope this assists in clarifying the Applicants intentions in respect of development delivery on site and, together with letters from the land owner's Agent and senior individuals from the applicant team which will follow in due course, provides the necessary reassurance that there is a genuine commitment to delivering the entire development on site in accordance with the Local Plan allocation.

Yours sincerely

A handwritten signature in black ink, appearing to read 'M. Hawthorne'.

Martin Hawthorne
Director

For and on behalf of WYG