

Members of the Council
Chichester District Council
East Pallant House
1 East Pallant
Chichester
PO19 1TY

30 September 2016

Dear Sir/Madam

OUTLINE PLANNING APPLICATION - LAND WEST OF CENTURION WAY AND WEST OF OLD BROYLE ROAD, CHICHESTER 14/04301/OUT

I refer to the deferral of the above planning application by the Planning Committee on the 8th September 2016. One of the main concerns raised by Members related to the developers' commitment to deliver in full the 1600 dwelling local plan allocation were planning permission to be granted for phase 1. I write as Area Managing Director of Miller Homes Midlands and Southern Region to confirm my intentions in respect of the proposed development and its importance to my business.

The submission of the current application represents the culmination of many years of investment of resources by Miller Homes in the promotion of the site starting in 2002 with the acquisition of our land interest. This was followed by extensive promotional activity through the now adopted Local Plan, engagement in the Council produced Concept Statement for the site and the preparation of the planning application requiring intensive staff (internal and external), and financial resource to produce extensive supporting documentation. We have regularly met with your officers and those of the County Council since submission and sought to negotiate positively to create a new distinctive and sustainable development that reflects Local Plan objectives. Much of this work has been directed to showing how the phase 1 scheme either facilitates or fits in with the full delivery of the allocation, principally through the recently approved masterplan and preparation of an Environmental Statement covering the whole allocation.

As Area Managing Director, I am tasked with ensuring we meet our objectives of delivering quality housing in the best locations. The above referred investment is, I hope, proof of our belief in what you already know; that Chichester is a very attractive place to live, where the market for new housing is strong and undersupplied, even with delivery of all the Local Plan housing sites and that this site represents an excellent opportunity to deliver a high quality new neighbourhood. I can also confirm that the opportunities for such are limited and as a result, competition to deliver the same is fierce within the housebuilding industry.

The site is expected to make a valuable contribution to our business' plans for development for several years hence and provides that rare but much sought after opportunity of continuity in planning for growth of my business.

I can therefore confirm that Miller Homes is fully committed to delivery of not just Phase 1 of the development as currently applied for but to the full scheme. Phase 2 represents 850 dwellings which by itself would represent one of the most significant developments in Chichester District over the period of the Local Plan. Thus while there remain issues to be resolved to deliver Phase 2, in particular, the settling of the precise route of the southern access and subsequent commercial negotiation of rights required to construct that route, I can confirm that Miller Homes will give priority to progressing those discussions with a view to bringing forward delivery of Phase 2 and its associated infrastructure at the earliest opportunity. While I cannot be certain when those discussions will come to fruition, those negotiations have progressed

positively with input from your officers and other parties such that we hope to be in a position to commence those commercial negotiations shortly.

I would also note that a positive decision on the current Phase 1 application is a pre requisite to starting those commercial discussions in that it will set the parameters for those discussions. An early positive decision will help us meet the proposed timetable.

Our consultants have separately supplied a timeline of when we might expect to be delivering Phase 2 and key infrastructure but I can confirm that we would very much wish to ensure continuity in build between the two phases which would require a start to construction of Phase 2 well before the end of Phase 1. Early delivery of dwellings from Phase 2 may also give the opportunity for increased sales rates and improved financial performance of the site. In other words, it will most likely be very much in our interests to deliver the southern access as soon as we possibly can.

At this stage it is our intention to commence development in September 2018 and we anticipate the final occupation in December 2027. We will continue to work collaboratively with stakeholders through the development process.

In conclusion, as Area Managing Director of Miller Homes Midlands and Southern I can confirm that it is my intention to deliver the entire development of this site comprising the total area identified as the West of Chichester Strategic Development Location and that we will seek to bring forward Phase 2 of the development as soon as practicable.

Yours faithfully



D R Jones
Area Managing Director
Miller Homes Limited – Midlands & South