

Public Document Pack

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A Member Public Briefing will be held in Committee Rooms, East Pallant House on **Thursday 22 September 2022 at 9.30 am**

Slides used by CDC Officers

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extending horizons
for the whole community



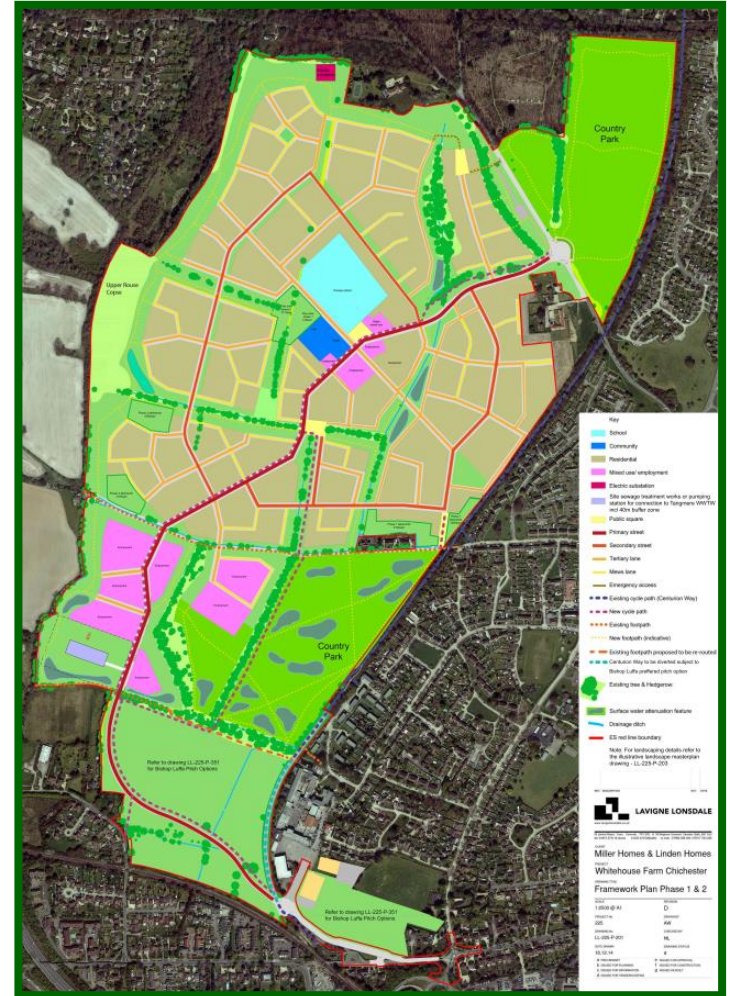
Phase 2 of the West of Chichester Strategic Development Location

Member Public Briefing

Outline planning application
22/01485/OUTEIA

Timeline

- July 2014 – West of Chichester Planning Concept Statement Published
- January 2015 – Phase 1 outline application submitted
- July 2015 – Current Local Plan adopted including SDL Masterplanning Policy 7 and West of Chichester site-specific Policy 15
- April 2016 – Masterplan endorsed for whole SDL development



Timeline

- April 2018 – outline planning permission granted for Phase 1 with S106 and conditions
- December 2018 – March 2022: Reserved Matters approval granted for all Phase 1 sub-phases
- January 2020 – Development commences
- On-going phase-by-phase discharge of conditions and S106 obligations
- Approximately 175 occupations to date with current build rate of around 100-125 dwellings per year

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Phase 2 Application:

Application format - Outline

- Matters for detailed consideration – Access
- Reserved Matters - Appearance, Landscaping, Layout and Scale

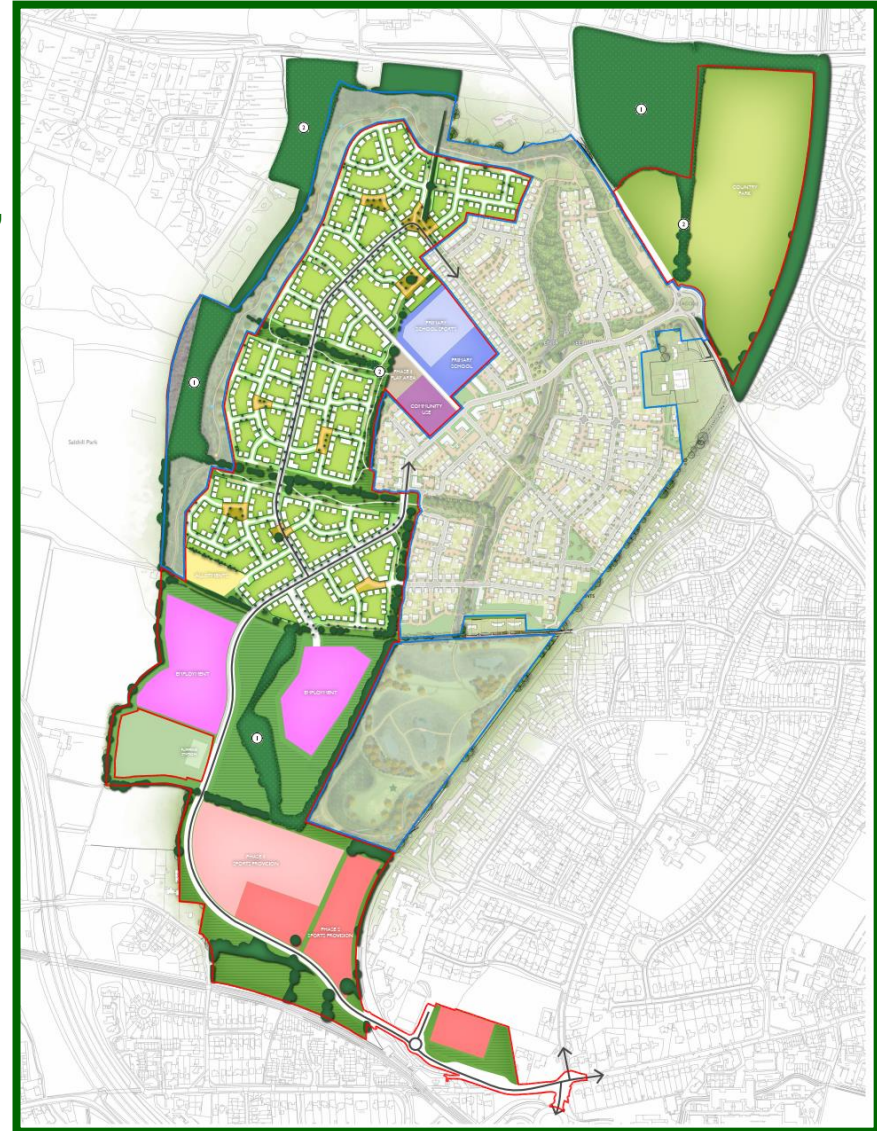
Overarching considerations:

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- Compliance with relevant National and Local planning policies and guidance
- Compliance with West of Chichester Masterplan
- Relationship to/compatibility with Phase 1 proposals

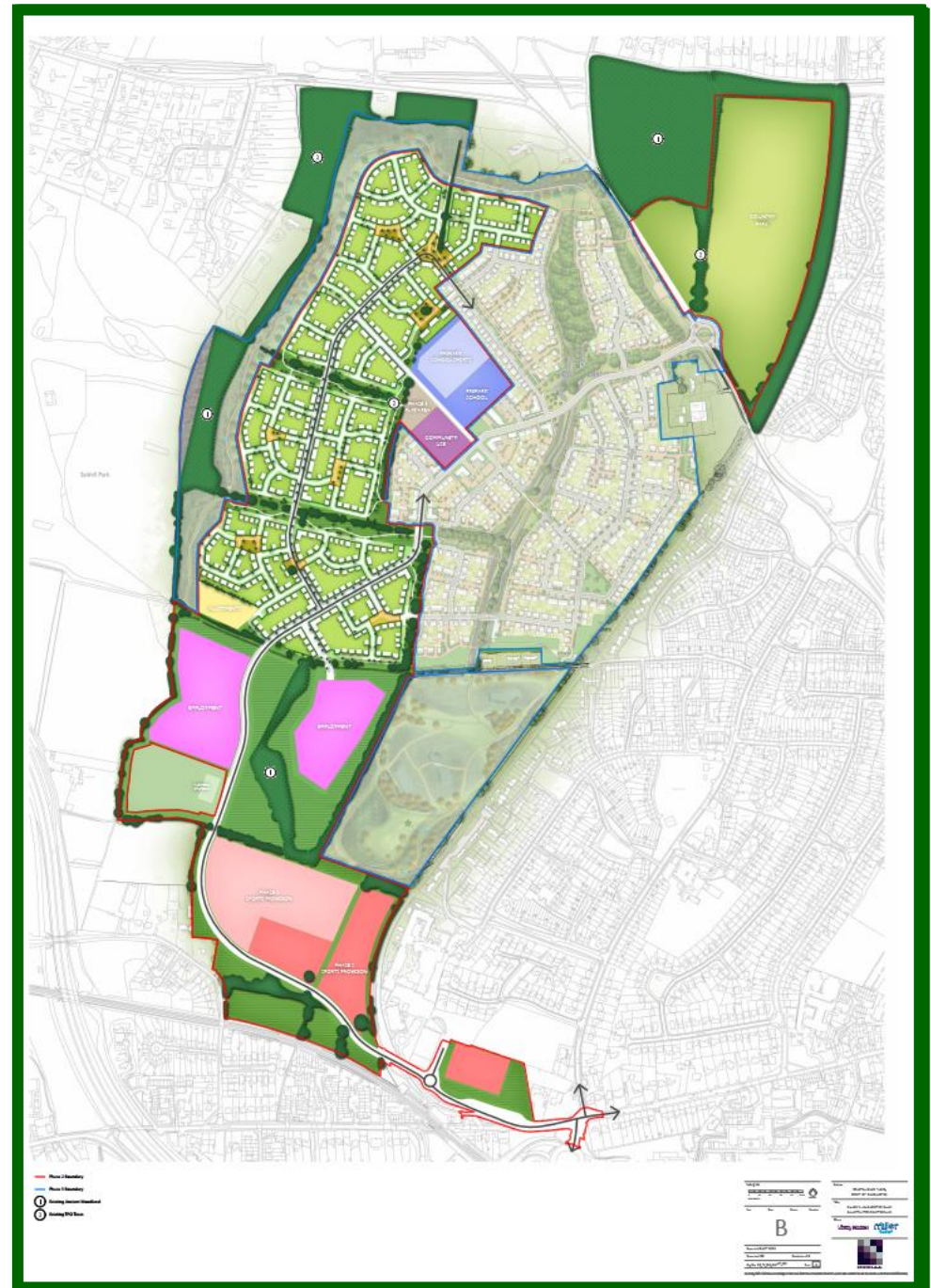
Material Considerations

- Southern Access Road (SAR) + associated works for detailed approval
- Quantum of housing and employment uses
- Broad layout principles
- Open space, landscape buffers, allotments, play and formal sports provision
- Connectivity – cyclists and pedestrians
- Ecology
- Indicative housing mix
- Extension of Phase 1 school & community building provision
- Surface and foul water disposal principles
- Approach to sustainability
- Noise, lighting and air quality
- Heritage and archaeology



Parameter plans

- Land use
- Street hierarchy
- POS and drainage
- Density
- Storey heights
- Pedestrian and cycle connectivity
- Illustrative Layout & Landscape masterplan



S106 and conditions

- Affordable housing; delivery and on-going management of key application components and infrastructure; phasing; mitigation; RM requirements; construction management

Consultation Responses

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Bishop Luffa 'internal' application submitted

Phase 1-2 Comparison of Key Elements

Phase 1- secured	Phase 2- proposed
750 dwellings	850 dwellings
0.8Ha/2500sqm office	5.2Ha light industrial
1 FE Primary school with 2 nd FE core facilities	Extension to form 2 nd FE
Community building + car park	Extend Phase 1 building to meet needs of Phase 2
Retail and healthcare provision	N/A
PoS/Allotments/SANGS/Country park/landscape buffers and corridors	Provision to meet needs of Phase 2
Central play provision	Dispersed play provision
Access via Old Broyle Road	Phase 1 connection to Westgate via SAR
Connection to Tangmere WwTW	Ditto
Formal sports - Phase 1 + enhanced pavilion/changing	Additional pitches including 3G artificial pitch