

Chichester District Council

Planning Committee

8 January 2020

Land West of Centurion Way and West of Old Broyle Road, Chichester

Progress on Commercial Negotiations and Delivery Timescales for Phase 2

1. Contacts

Report Author

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2. Recommendation

- 2.1 That the Committee notes the content of the report and makes any observations and the development progress for West of Chichester (both Phase 1 and Phase 2) continues to be monitored to ensure compliance with the dates set out below.**

3. Background

- 3.1 This report provides an update on the progress of the commercial land negotiations in relation to the delivery of the southern access and the future submission of an outline planning application for the second phase of the development on the West of Chichester Strategic Development Location (SDL) (Phase 2).
- 3.2 In November 2019 the developers (Linden Homes and Miller Homes) submitted an updated Indicative Delivery Timetable for both Phase 1 (750 homes) and Phase 2 (850 homes). The details of this are discussed below.

Phase 1

- 3.3 As Members are aware, significant progress is being made with the delivery of Phase 1 at West of Chichester. A number of Reserved Matters (REM) applications have been approved, which include the Infrastructure REM and a parcel of housing for both Linden Homes and Miller Homes. The discharge of pre-commencement conditions is on-going. Assuming timely discharge of the pre-commencement conditions, it is expected that the infrastructure works will have commenced on site in Winter 2019/20, with delivery of the roundabout by Spring 2020, completion of the spine road by early summer 2020 and completion of the SANGs, Country Park and drainage by Autumn/Winter 2020. Residential construction will commence in March 2020 with the first dwellings being occupied in December 2020 (9 months from commencement of the residential). Assuming a build out rate of 100 dwellings per year this would result in the completion of Phase 1 (750 homes) in 2028. On this

basis, the occupation of the 125th dwelling would be reached in March 2022 and the occupation of the 225th dwelling would be reached in March 2023.

Phase 2

- 3.4 The Indicative Delivery Timescale states that progression of the land negotiations with key stakeholders will take place between Autumn 2019 and Spring 2020. Preparation of the outline application for phase 2, including public consultation, will take place from November 2020 with submission of the outline application in March 2021. This outline application submission date was also stated by developers at the Members Public Briefing on 30th September 2019. It would be appropriate to assume a resolution on the planning application 6 months later with an issuing of the decision notice 9 months from submission (taking into account the completion of the S106 legal agreement). This would mean that outline permission for Phase 2 would be issued by January 2022. These timeframes are set out in the Indicative Delivery Timescale.
- 3.5 The developers have stated that they would submit a separate REM application for the southern access in January/February 2022, following the issuing of the outline permission. It is anticipated that the REM application would be determined by May 2022. Construction work on the southern access would begin in June/July 2022 and would be open in Spring-Summer 2023. It is assumed (using the timescales set out in the Development Delivery Timeline presented to Planning Committee in 2016) that the southern access will be available for construction traffic 6 months from commencement, which would be December 2022/January 2023. It is anticipated that the first REM for housing for phase 2 would be submitted 8 months after the issuing of the outline permission, which would be September 2022 with a decision issued four months later (January 2023). It is expected that construction of the residential development will start 6 months later (July 2023) with the first completions in January 2024. It is expected that Phase 2 West of Chichester will be delivering housing at a build out rate of 100 dwellings per year from 2024 with completion of the 850 homes in 2032.

Relationship of Phase 1 and Phase 2, particularly in relation to the delivery of the Southern Access

- 3.6 In terms of how this relates to delivery of the southern access and occupation of the dwellings in Phase 1, Informative 49 on the outline planning permission for Phase 1 (14/04301/OUT) states:
- “The Planning Performance Agreement and Development Delivery Timeline set out a commitment by the applicant to seek to deliver the southern access to the site within a specified timescale. In light of this, the Local Planning Authority anticipates that the southern access will be available for use by construction traffic no later than occupation of the 125th dwelling forming part of the Phase 1 scheme hereby permitted and that the southern access will be available for all traffic no later than occupation of the 225th dwelling as outlined in the agreed Planning Performance Agreement and the associated Development Delivery Timeline. The Local Planning Authority is committed to working with the developer and other relevant bodies with a land interest to deliver this.”

- 3.7 On the basis of the revised timescales outlined above, it is anticipated that the occupation of the 125th dwelling on Phase 1 would be reached in March 2022 and the occupation of the 225th dwelling on Phase 1 would be reached in March 2023. It is also anticipated that the southern access would be available for use by construction traffic by December 2022/January 2023 and be available for all traffic by Spring-Summer 2023. This would mean that the delivery of the southern access would not be delivered in the timescales outlined in the informative on the outline permission, however, it would be available for construction traffic by the occupation of the 200th dwelling and for all traffic by the occupation of the 250th dwelling. Officers note that this exceeds the number of occupations that the developers originally sought by 75 dwellings for use by construction traffic and by 25 dwellings for use by all traffic, but believe that it still delivers the southern access at an early stage in the construction of phase 1 and significantly earlier than the end of the development for all 750 dwellings.
- 3.8 In terms of the delivery of the housing supply trajectory, the timescales for the determination of the planning applications and the implementation of the construction programme for Phase 2 of West of Chichester (to deliver the 850 dwellings), as set out above, are considered by the developers to be realistic and achievable and officers consider that this will ensure that the Council's delivery expectations in the 5 year housing land supply and the housing supply trajectory are feasible.
- 3.9 In conclusion therefore, officers are confident that provided an outline planning application for Phase 2 is submitted in March 2021, as advised by the housebuilders (Linden Homes and Miller Homes), this will allow for the timely construction and delivery of the southern access and first completions for Phase 2 West of Chichester development (for the 850 homes) in January 2024 as required by the housing supply trajectory. These key dates will need to be kept under review in the context of its contribution to the Council's 5 year housing land supply and delivery of the southern access at an early stage in the construction of phase 1.

4. Appendices

Appendix 1 - Indicative Delivery Timescale (2019) – produced by Linden Homes and Miller Homes

5. Background Papers

Development Delivery Timeline (2016) – produced by Linden Homes and Miller Homes