



Members Briefing

22th September 2022



West Chichester Phase 2 – Project Team Attendees

Mark Jackson (Miller Homes) – Strategic Planning Director

David Freer (Vistry Group) – Strategic Development Manager

Nick Billington (Tetra Tech) – Planning Consultant for Project

Ben Baillie (Cooper Baillie) – Master Planner for Project

James Duffy & Graeme Smith (Jubb) – Highways Planners and Designers for Project



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Phase 1 – A successful first phase of the new community

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HOMES



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Phase 1 – A successful first phase of the new community



Sports Facilities



Local Centre



Country Park

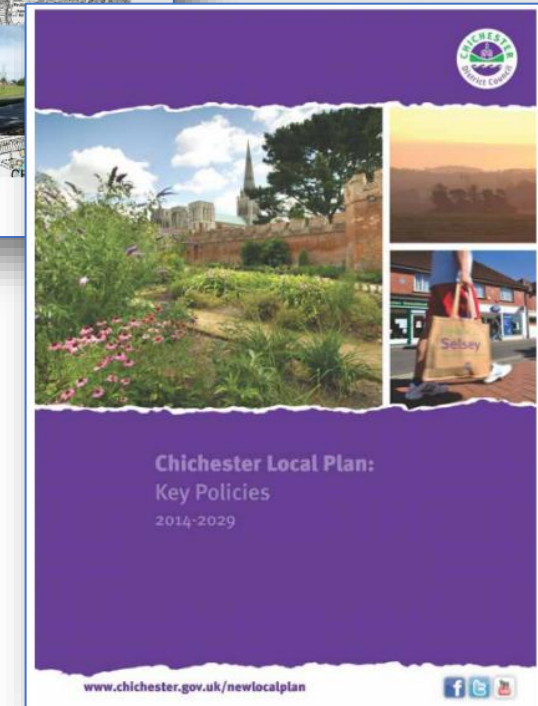
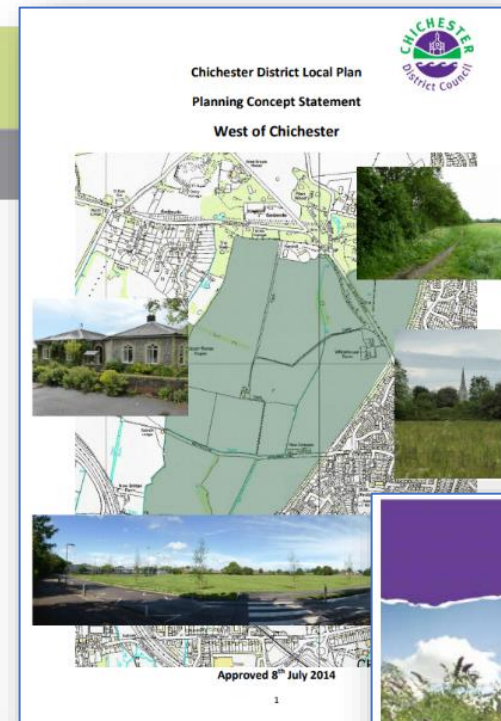
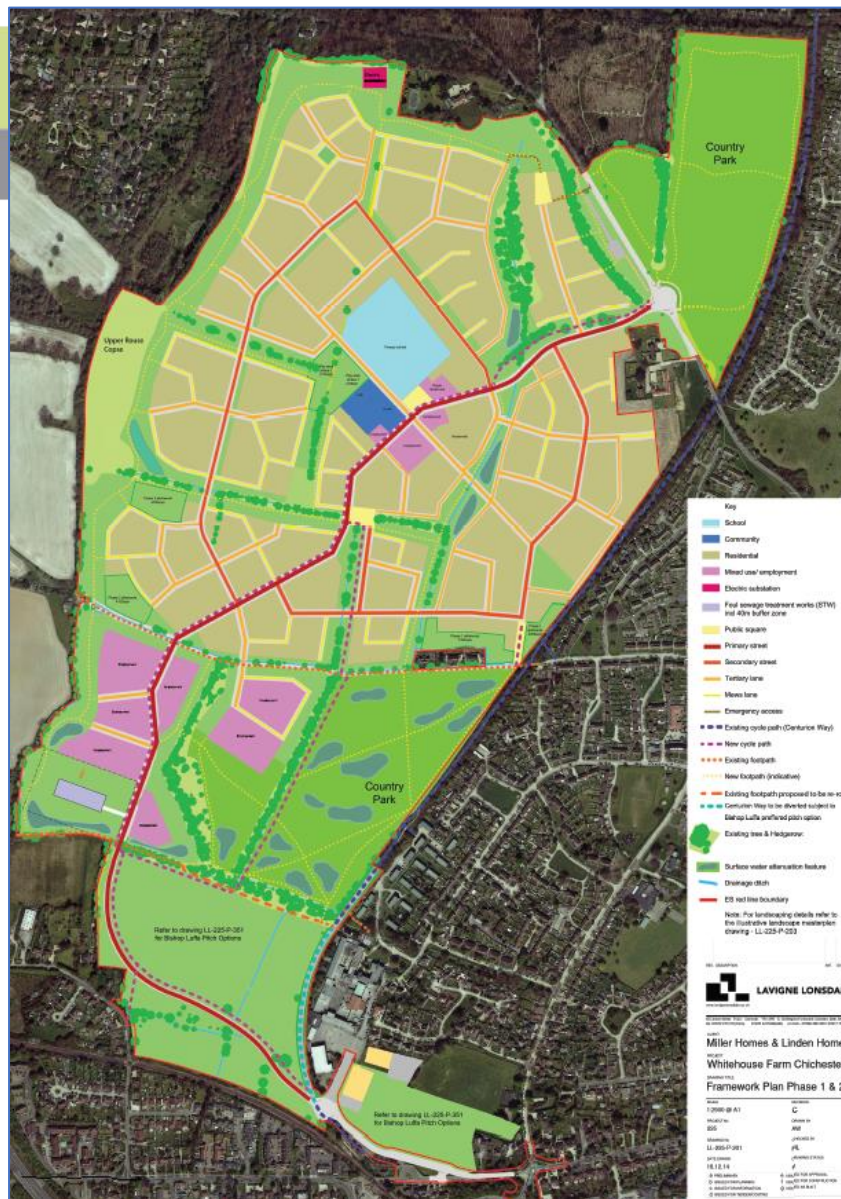
Site Background and Consultation



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Site Background

- Site allocated in adopted Local Plan – Policy 15
- Site subject to an adopted Planning Concept Statement
- Masterplanning followed after extensive community engagement ahead of the determination of the phase 1 outline application
- Allocation policy provides for access to the north from Old Broyle Road and to the south from Westgate





Public Consultation

The wider public consultation follows the extensive consultation carried out before the submission of the phase 1 outline application in 2014.

Consultation ahead of the phase 2 application included:

- ✓ Virtual Public Exhibition in Summer 2021
- ✓ Leaflet drop advising of exhibition to over 4,000 addresses
- ✓ Series of Community Liaison Group (CLG) meetings
- ✓ Engagement with Councillors representing wards on and closest to the site (including a number of you)

Approach to Public Consultation was agreed with Local Ward Councillors and CDC

Key consultation statistics:

- Virtual exhibition received 1,191 unique visits
- 88 feedback forms were returned and approximately 80 emails

The feedback received through all available means have been fed into the proposals now before you.

West of Chichester Development

VIRTUAL PUBLIC EXHIBITION Vistry Group millerhomes

Tetra Tech would like to invite you to a virtual public exhibition about plans for new homes at the West of Chichester site.

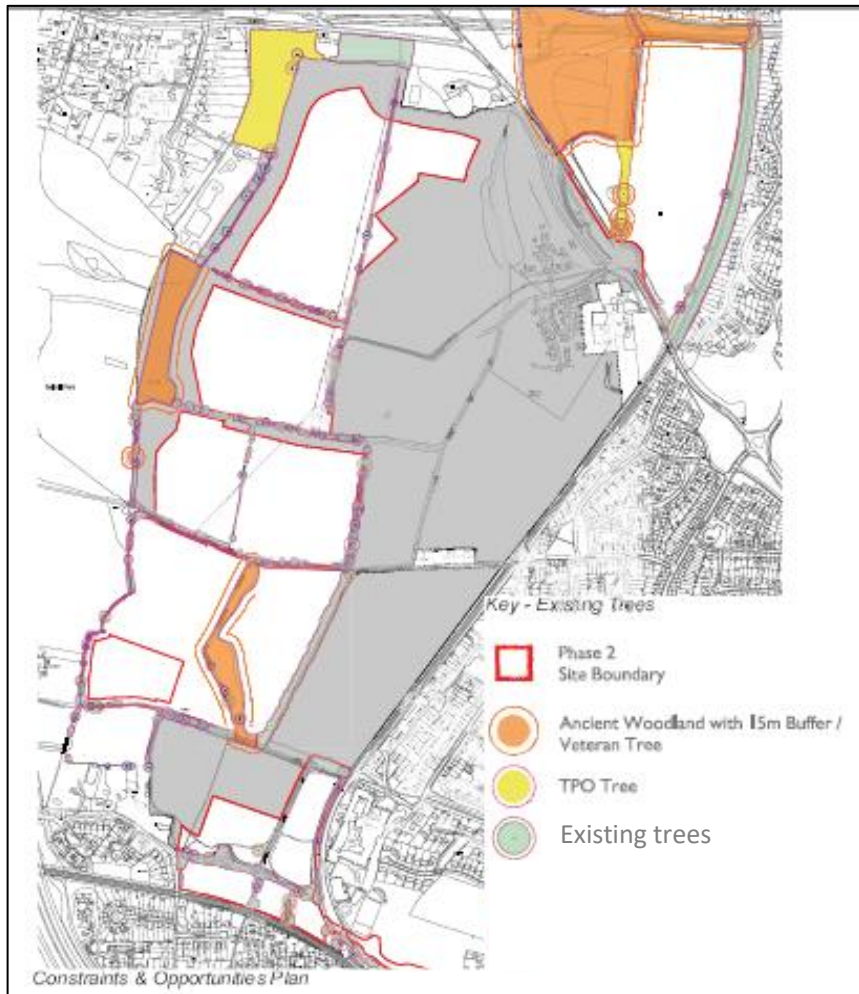
The Proposals

Above: The west of Chichester Site. Part 2 of the site, subject of this consultation, is shaded red. Part 1, which has planning permission already and is under construction is indicated in blue.

You may be aware that planning permission has been granted for the first part of the West of Chichester site, consisting of 750 new homes, a new local centre, significant areas of public open space and associated infrastructure within the area shaded blue above. The first part of the site has now been started and is well under way. Tetra Tech Planning on behalf of Vistry Group and Miller Homes (the developers) are pleased to confirm that the draft plans for the second part of the new community being developed at land West of Chichester will soon be presented at a public online exhibition which we are pleased to invite you to.



Constraints and Opportunities



Extensive surveys and constraints mapping has been undertaken across the site to establish a 'base position'.

This includes detailed:

- Ecology surveys
- Tree surveys
- Ground investigations
- Landscape appraisals (including from SDNP)
- Archaeological and Heritage Assessments
- Transport Assessments

And more.

These surveys have informed the phase 2 development proposals.



The Proposed Development and Masterplan



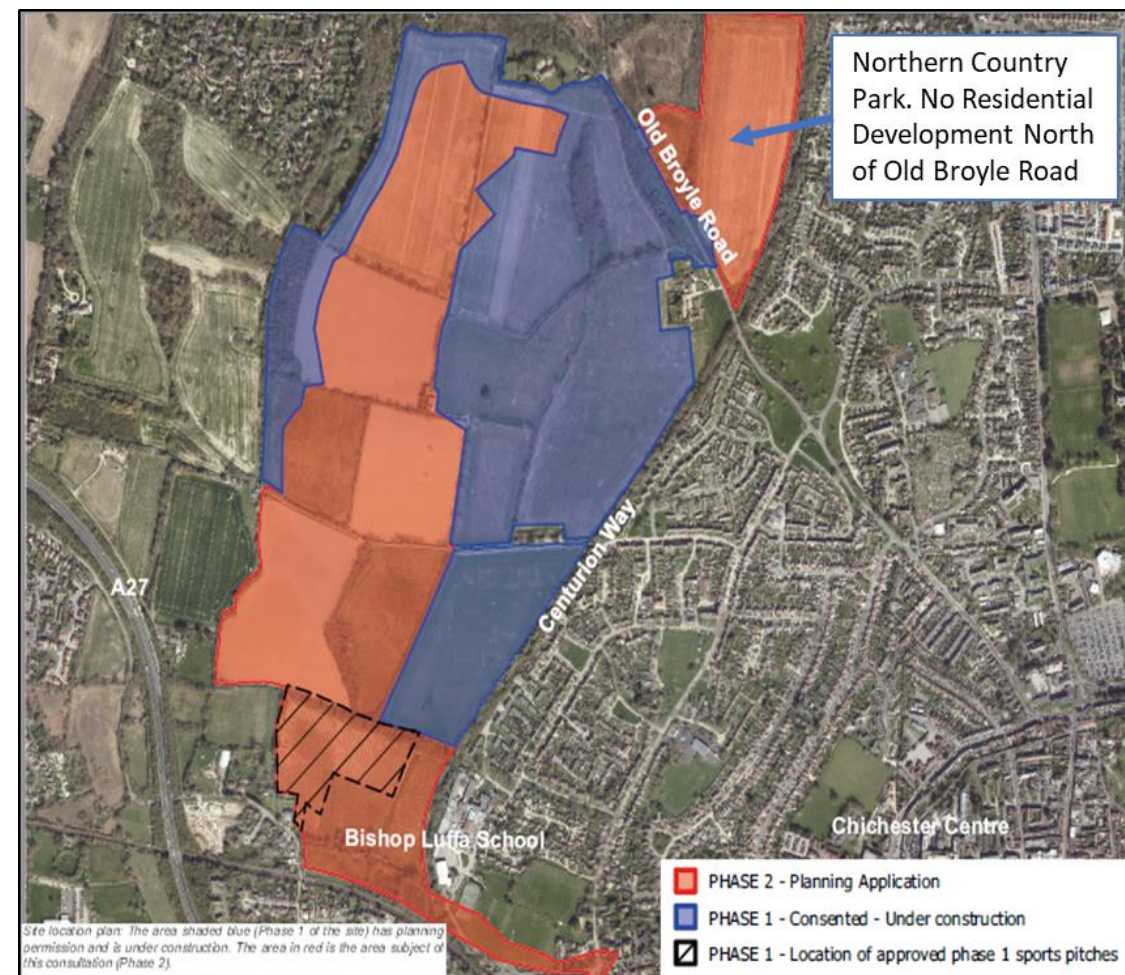
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Site Location and Development Description

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:

- 850 homes (including 30% affordable),
- 5.2 Ha of light industrial employment land,
- 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 for community and school use,
- utilities and drainage infrastructure,
- closure of Clay Lane vehicular access.

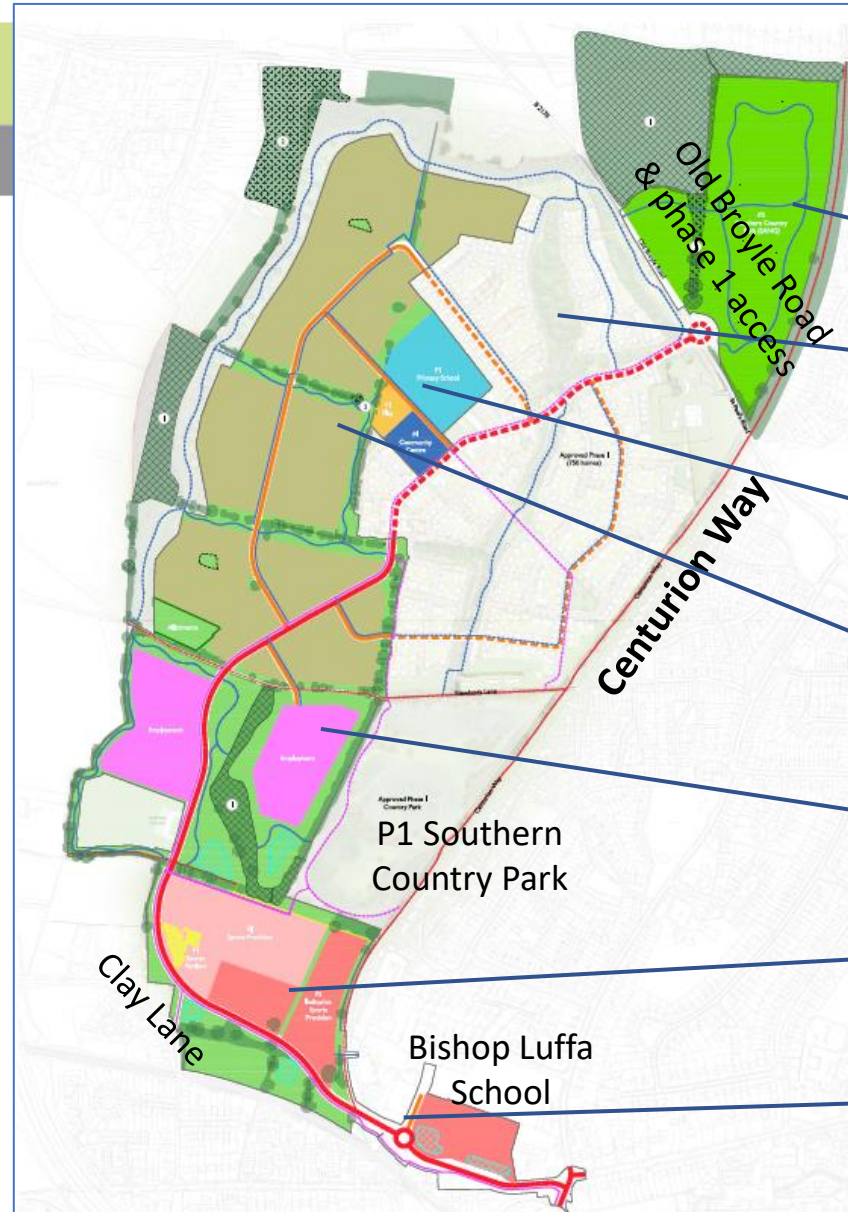




Masterplan Proposals

Framework Plans

- Will provide the parameters for future development such as density, storey height and land use
- Based on the extensive master planning already undertaken whilst taking account of the latest constraints information



P2 Northern Country Park

Phase 1 – Approved & under construction

Local Centre

Residential Parcels - 850 dwellings (30% affordable)

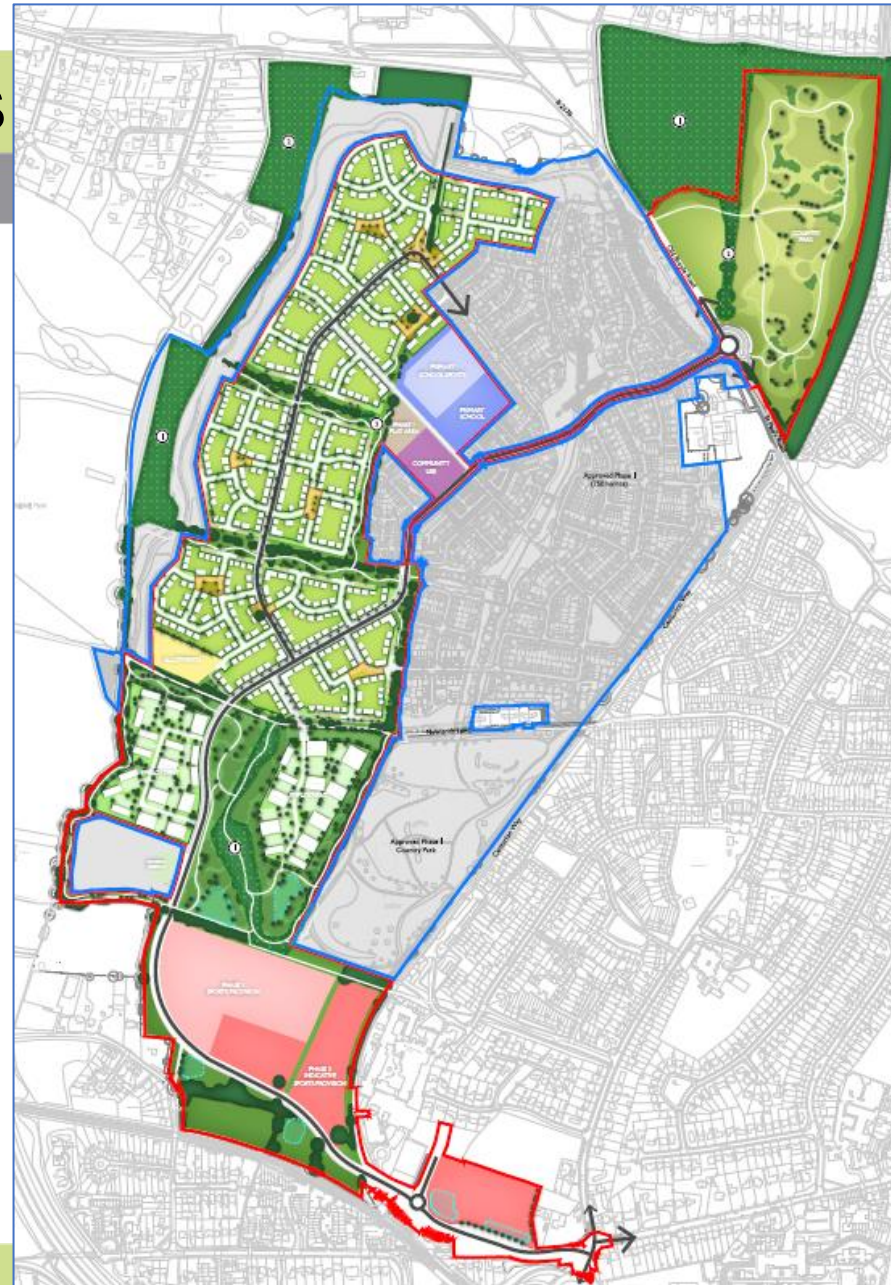
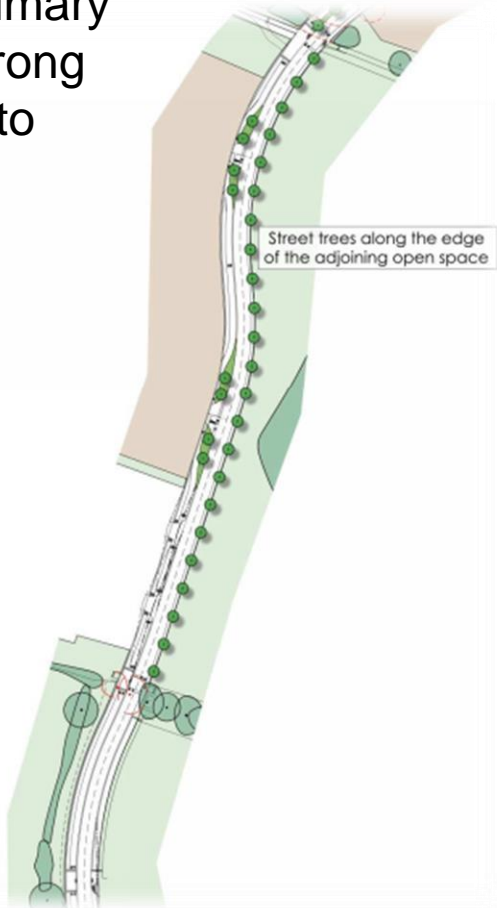
5.2Ha Employment Area – Light Industrial

Sports Pitches

Southern Access Road

Masterplan Proposals

Tree lined primary roads and strong connections to phase 1.



Perimeter blocks and streets to create outward facing development that respects existing tree belts.

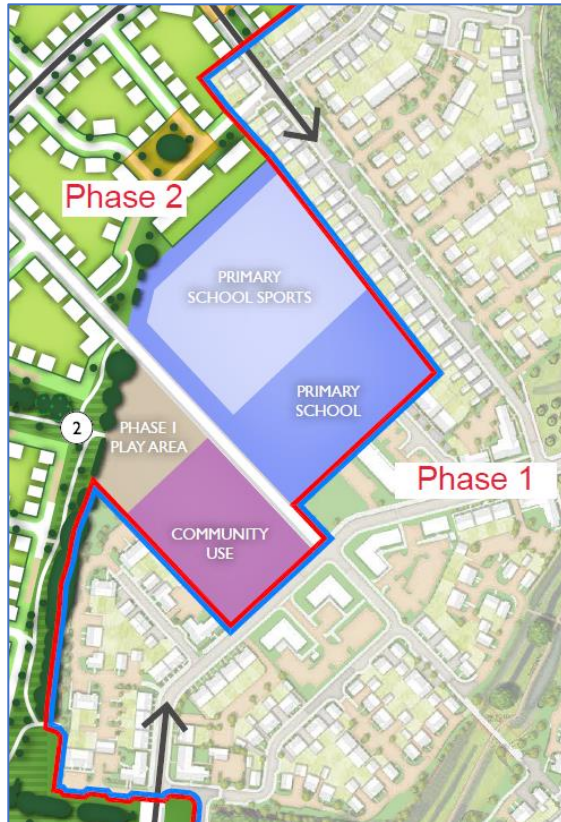


Masterplan Proposals – Indicative sketches





Masterplan Proposals



Strong links to Local Centre with expanded primary school & community centre.



Extended Southern Country Park which protects ancient woodland and integrates with existing trees and landscaping.



New Northern Country Park with a natural emphasis.



Sports Provision

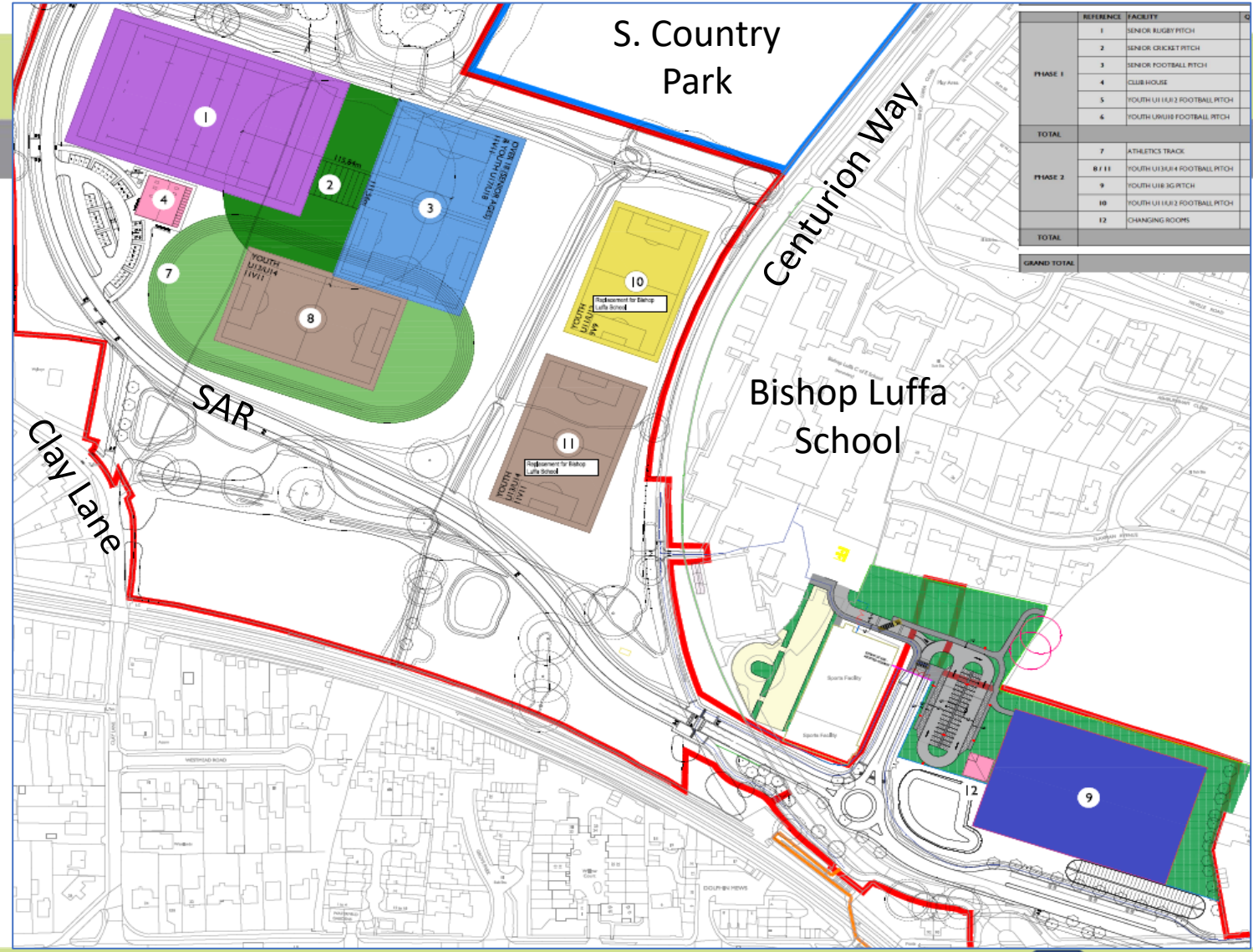
Phase 1

- Rugby pitch (1)
- Cricket pitch (2)
- Football pitches (3)
- Pavilion (full size) (4)

Phase 2 (this application)

- Running track (7)
- Youth football pitches (including to compensate for school loss) (8, 10 and 11)
- Artificial football pitch (9)

Open for Community Use.
Discussions ongoing.





Technical considerations



Ecology, Landscape and Open Space

The Phase 2 proposals deliver Biodiversity Net Gain on site.

Suitable ecological buffers are provided to sensitive habitats.

Opportunities taken to enhance the Ancient Woodland on site are also incorporated, balancing access versus need to protect ecology.

Sustainability

Prioritise sustainable construction methods and techniques, resulting in the efficient use of energy, in accordance with the latest Government guidance.

The highly sustainable location, with a dedicated local centre and good connections to Chichester, will encourage sustainable modes of travel.

Drainage

Phase 1 approved drainage has been designed to accommodate the majority of Phase 2 development water run off.

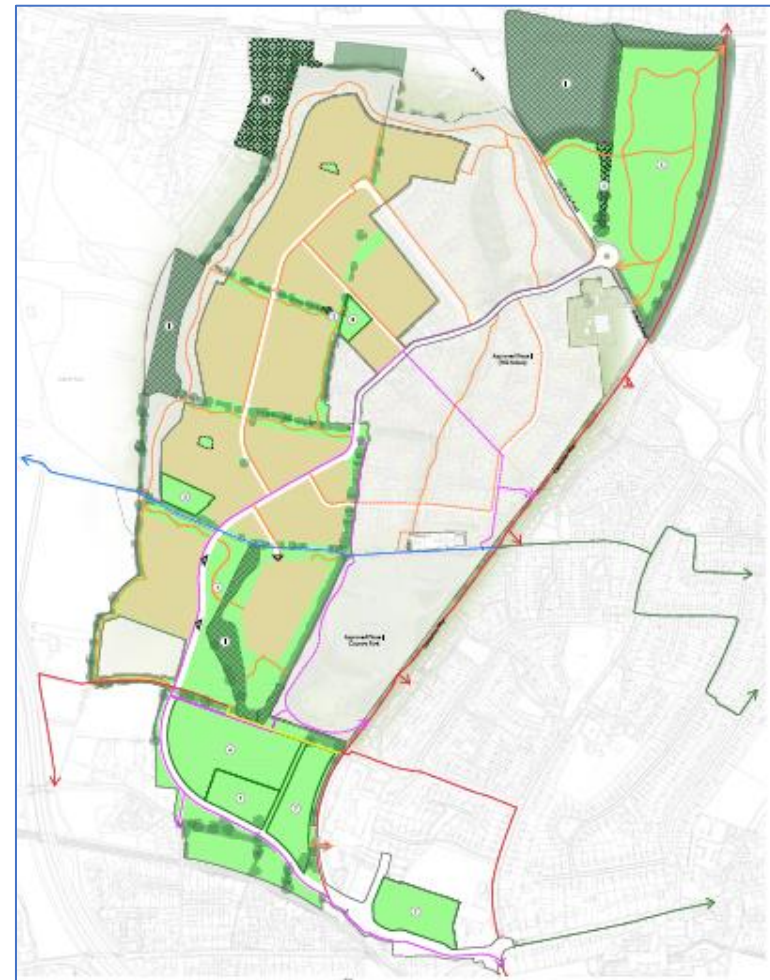
Phase 2 strategy also informed by onsite winter ground water monitoring.

Connectivity and Movement



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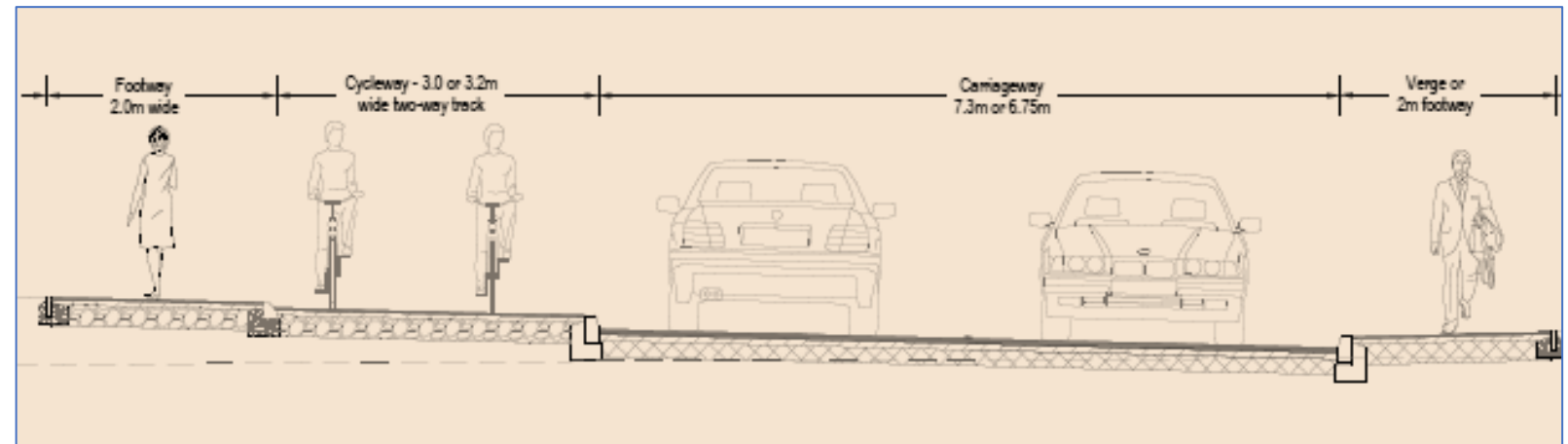
Connectivity



The proposals will include two points of vehicular access:

- A northern access connecting with the approved link road associated with phase 1.
- A southern access via Westgate linking with Sherborne Road at a proposed priority junction.

Balance struck between vehicle access with the need to encourage permeability across the site for cycling and walking





Southern Access Road





Westgate/Sherborne Rd Junction

Develops the proposals already being brought forward for phase 1

Key features of proposed junction include:

- ✓ Has been modelled and shown to work effectively
- ✓ Provides appropriate visibility
- ✓ Does not increase U-turn manoeuvres around Cathedral Way Roundabout
- ✓ Provides for safe pedestrian and cycle movements, particularly along Westgate and into the city in accordance with Manual for Street.

Alternatives have been considered but have been rejected due to issues with capacity and excessive queuing.



Next Steps and Summary

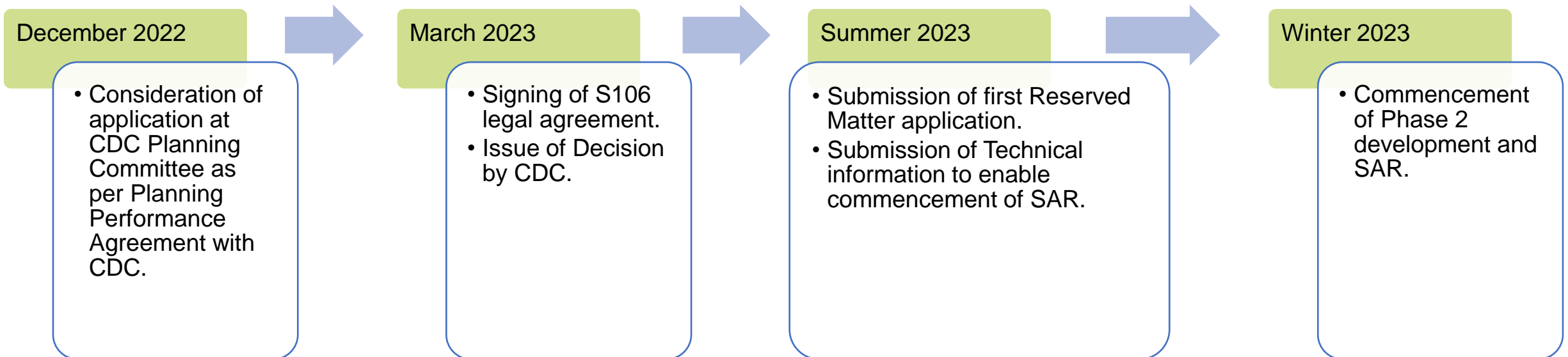


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Next Steps & Timescales*

- Proactive and positive discussions are ongoing with Officers at CDC and WSCC as well as other relevant bodies, including National Highways.
- The project team continue to review and consider not only consultee and Officers' comments, but also the comments of the local community to the planning application.
- Amended plans and updated information will likely be submitted to CDC in the coming month to address some of the comments received.



*Subject to receiving relevant approvals/resolutions



Summary

- ✓ A significant contribution to the district's housing needs helping achieve government housing targets and provide much needed affordable housing,
- ✓ Provides for new modern and sustainable employment space,
- ✓ Extends key local centre buildings to serve the new community,
- ✓ Aligns with the master planning for the site to provide a well connected, sustainable development which will encourage walking and cycling,
- ✓ Provides significant areas and types of open space, including a new northern country park, extension to the southern country park, expanded play space, allotments and sports provision, as well as BNG,
- ✓ Provides for delivery of the Southern Access Road which also facilitates improved and safer access to Bishop Luffa School.





Any Questions?

