

Chichester Place Plan



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Author	Helen Loe – Growth Lead Chichester
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Foreword

West Sussex offers a significant growth opportunity. Gross Value Added (GVA) is currently below the South East average and we are determined that it should increase.

A number of partners are already investing significantly in West Sussex:

- The Local Economic Partnership (LEP) has secured Local Growth Funding (LGF) in excess of £100M for improvements in West Sussex
- West Sussex County Council has a Capital Programme in excess of £130M per annum that will be focussed on delivering growth
- District and Borough Council's also have their own investment programmes that will contribute to growth across the County

Delivery of Housing and Employment Space offers the opportunity to raise revenue that can support additional capital investment resulting in improved GVA performance

However, current relationships are complex – a range of stakeholders and services, sometimes with competing objectives (figure 1), and access to Capital Funding that will be insufficient to meet all aspirations.

To maximise the value of investment in the County the County Council, working with partners, is developing Place Plans and a West Sussex Growth Plan (figure 2).

The objective of the Chichester Place Plan is to clearly identify the Chichester economic growth offer. The Plan will identify the opportunities and support growth whilst protecting the special qualities and character of the environment in Chichester to:

- raise GVA per head in West Sussex
- deliver planned housing growth and the infrastructure required to facilitate it
- deliver proposals that attract high value jobs to West Sussex
- support the development of a high calibre workforce
- make West Sussex a place where people want to live and work, throughout their lives
- exploit the natural and cultural and heritage resources of the County
- Support young people to get the best possible start in life objective
- Support West Sussex residents to be independent in Later Life
- Support work with strategic partners including Surrey County Council, East Sussex County Council and the Local Enterprise Partnership

The Plan will identify investment and delivery options to deliver higher GVA, jobs, homes and employment space.

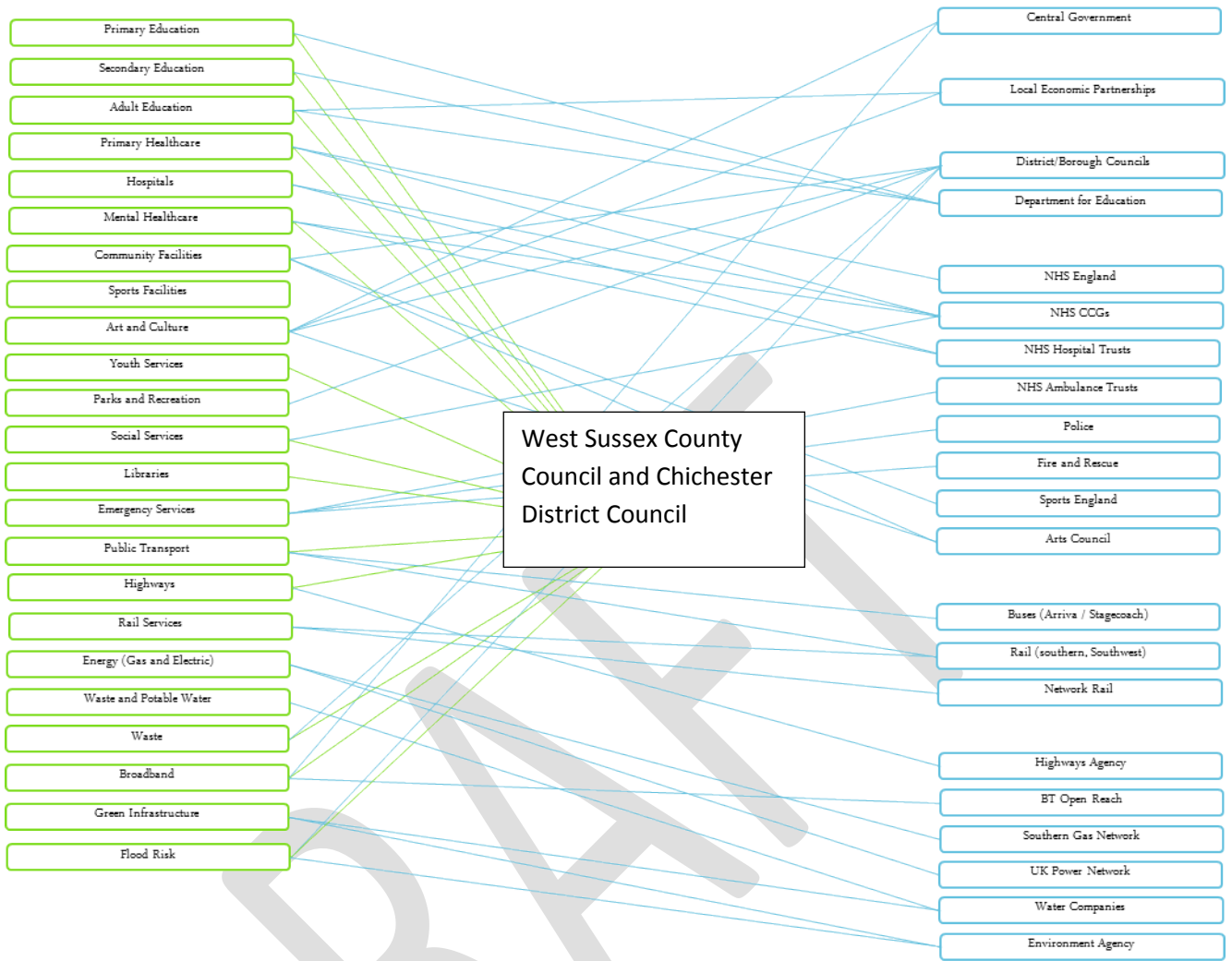
The Chichester Place Plan will be considered alongside Place Plans for each of the Districts and Boroughs. The Place Plans will:

- Be developed with the Districts and Boroughs and other stakeholders – Growth Boards have been established to support the development of the plans (in CDC this is the Infrastructure Business Plan Joint Member Liaison Group)
- Build on a clear understanding of current and future demographics
- Support implementation of planned growth and identify further development opportunities and Economic Development Strategies
- Identify stakeholders and their engagement in the development of proposals
- Identify key places, buildings and services
- Identify key infrastructure requirements
- Identify planned and potential investment opportunities
- Identify Local Authority service proposals that will reduce infrastructure requirements
- Prioritise key issues
- Support the development of business cases to support investment proposals
- Identify a Local Authority Investment and Marketing Plan
- Identify a delivery programme

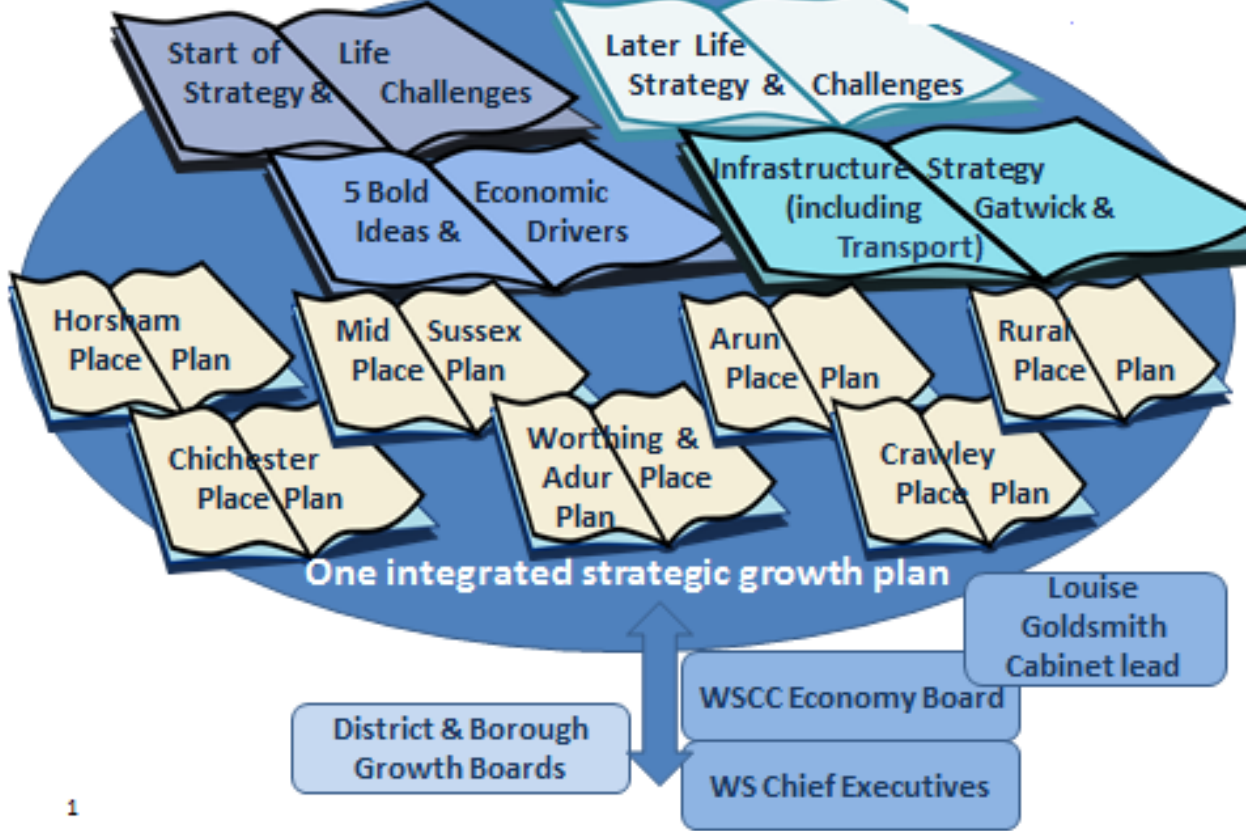
The West Sussex Growth Plan will:

- Amalgamate the Place Plans to develop a clear, prioritised West Sussex Investment and Delivery Plan (enabling strategic investment decisions to be made that ensure that best return is achieved against investment)
- Ensure that cross county issues are addressed – e.g. strategic road, rail, transport, skills, utilities, NHS, SDNP
- Identify cross authority / stakeholder funding opportunities, priorities and proposals
- Provide a clear lobbying tool that will secure funding

Neither the Place Plans nor the Growth Plan will have status as a statutory planning document. However both will, build on the statutory Local Plan, relevant Economic Development strategies and support key investment decision making for WSCC and partners.

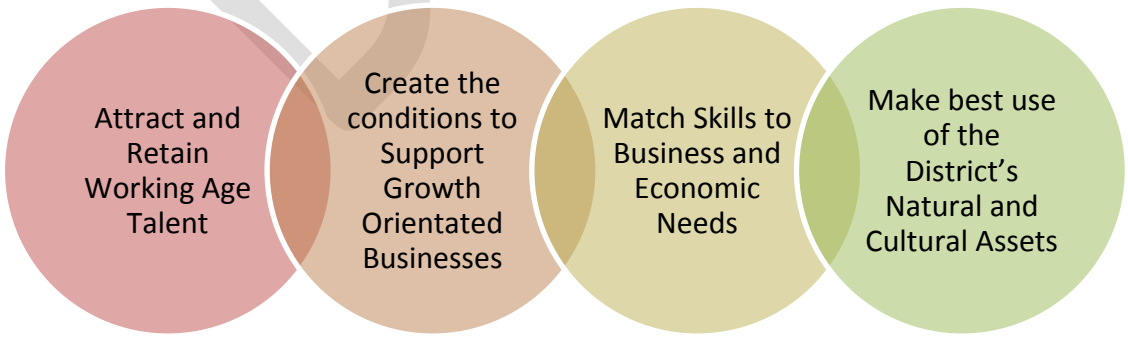


FUTURE WEST SUSSEX PLAN



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CHICHESTER DISTRICT COUNCIL ECONOMIC STRATEGY





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Executive Summary

The population of West Sussex is expected to increase by more than 100,000 people in the next 20 years. Chichester's population is expected to increase by over 15,000 with the population generally ageing. It is expected that the over 65's will have almost doubled and the over 85's will have almost trebled. Growth in Chichester is constrained by limited land availability, environmental considerations including national landscape designations, flood risk and infrastructure.

The focus of this Place Plan is the major growth areas (Strategic Development Locations) identified in the adopted District Local Plan together with the future growth opportunities for Chichester city. The Local Plan identifies the need to deliver over 7000 homes, the majority of which are in and around Chichester City. A significant number of these homes have been delivered with the development of Graylingwell Park and the Rousillon Barracks. Chichester will continue to grow with 4 Strategic Development Locations identified to deliver 3500 homes and employment space.

A review of the evidence available identifies, that the roads, car parking, schools and other infrastructure will struggle to cope with the increased demand without a strategic and holistic approach to connecting the sites with the city centre. The development of a Vision for the City Centre is underway and will identify further opportunities to drive growth.

The district is not yet consistently delivering a high value jobs proposition or higher paid jobs for the local workforce. However, the district does deliver significant numbers of lower paid jobs with a very low unemployment level. There is significant evidence that Chichester is not retaining the student population after graduation. The local plan identifies significant employment space but there is a need to ensure that growth is delivered in the appropriate sectors that maximise opportunities to grow GVA as identified in the Economic Development Strategy. Representatives from the City, District and County Councils, along with other key partners, will develop the Vision for Chichester city which will include a review of both the Southgate and Northgate redevelopment opportunities, together with opportunities to reinvigorate the industrial estates and Cathedral green area.

Relieving congestion on the A27 is essential if housing and employment space is to be developed for Chichester. Although the Government has committed to improvements to the A27 Chichester Bypass, uncertainty remains in relation to the extent and timing of these improvements. Whilst an alternative lower level scheme can be implemented to enable the strategic scale housing to be delivered, this will not address wider congestion issues and will constrain growth. Support will be needed to assist with the developing plans for the A27.

The south of Chichester District is subject to significant constraints relating to Waste water treatment capacity, which will limit delivery on Strategic housing development until completion of the planned expansion of Tangmere Waste water Treatment Works.

There are additional needs for the rural locations of Chichester District which will develop over time and will be covered in the Rural Place Plan; predominately this will cover requirements associated with Accessibility, Tourism and Digital Connectivity. The South Downs National Park (SDNP) sits to the north of the District, the Local Plan for which is currently in draft and it is not yet clear what scale of growth will be delivered in the SDNP area. However, it will be necessary to tie in the Destination Management Plan for tourism and accommodation needs to support an active National Park into the Chichester Place Plan.

The Manhood Peninsula including, Selsey and the Witterings have very different requirements from the rest of the District. There is a requirement for support to assist with developing a plan for Selsey beach front and an economic delivery programme to exploit the significant potential in an already well established sea front offer. However, there are a number of statutory obligations which will need to be met in these areas relating to the beach front, the shoreline, flood risk and wildlife.

In the medium to long term any major development on the Manhood Peninsula, such as the proposed Selsey Haven and the East/West Wittering plan, will need to be accompanied by proposals to address access to the area and provide highways and transport improvements.

Section 1: The Place

Section 2: Partnership Working and Stakeholder Engagement

Section 3: The Evidence

Section 4: Key Places

Section 5: The Priorities

Section 6: The Proposals

Section 7: The Investment and Delivery Plan

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Section 1: The Place

Chichester District covers an area of almost 800km². The A27 runs east-west connecting Portsmouth in the west to Brighton in the East. The Cathedral City of Chichester is the main settlement with an additional 6 settlement hubs; Tangmere, Southbourne, Selsey and the Witterings, Midhurst and Petworth, the last two being in the SDNP.

Rural Chichester

A large part of the District is within the SDNP, approximately 544km² (68% of the District). The draft South Downs National Park Local Plan shows that there will be growth in the National Park this is expected to be approximately 250 homes per annum over the next 20 years. Tourism and preserving the SDNP's unique, natural and cultural heritage are the main priorities. There are two sites identified which may be suitable for Tourist accommodation, these need full feasibility studies and investors to be identified. The mosaic profiling identifies that those living in these rural communities dominate the demographic for Chichester District. The first group is generally affluent, often self-employed or retired with good pensions and savings. There is often a high use of internet services in this group. The second group comprises families, older couples and mature singles who are living in lower cost housing in village settings.

Coastal Chichester

The UK's largest exposed coast Managed Realignment Scheme at Medmerry and the Witterings, which together with Pagham Harbour Special Protection Area, Chichester and Langstone Harbours provide one of the largest protected wetlands in the UK. It is imperative that this work continues and the habitat is preserved. Coastal Chichester is the largest marina on the south coast and is one of the largest in the UK. The raising of the sea wall at East Beach Selsey is expected to cost £5m. The 2nd largest caravan site in Europe is situated in Selsey and the increase in tourists during the summer months can double Selsey's population. Both Selsey and the Witterings have ageing populations and are seen as attractive areas to retire to but both lack some of the amenities you would expect to enable these areas to thrive. Both Villages have limited employment opportunities other than in the tourism and agricultural sectors.

The land around these villages is an area important for horticulture due to the quality of the light on the coastal plain, with one of Britain's largest salad producers in this location. There are a number of home grown businesses including Montezuma's, Farmhouse Cookery and Maritime industries. There is a need to protect and increase these valuable businesses.

City Centre

The City centre is dominated by several world class Roman ruins, a Medieval Cathedral and a renowned Theatre. The centre of the city is well maintained and is mainly pedestrianised. There is a need to improve the night time environment and economy. There are several areas that have been identified for improvement but further investigative work needs to be carried out. This will be delivered as part of the City Vision document currently being prepared. Both the South and North gateway's in the city centre are ripe for redevelopment. Chichester has the only University in the County and has a large college of further education which attracts a high number of international students. A clearer picture of student needs should be included in the City Vision. Chichester also has some world class events, such as the Goodwood Festival of Speed and the Revival, which take place very close to the City. These events are not adequately linked to the city centre so as to bring visitors in to the city. A new Destination Management Plan (for tourism) needs to be included in the planning not only for Chichester City but for the whole District to ensure this sector continues to grow.

Section2: Partnership Working and Stakeholder Engagement

The following stakeholders are recognised in the delivery of this Place Plan:

- **Infrastructure Business Plan Joint Member Liaison Group**
 - Key CDC and WSCC Members and Senior Officers
- **Other Stakeholders who have been consulted during this process**
 - Chichester BID
 - Chichester District Councillors
 - WSCC Members – Cabinet, Chichester based Members, CLCs
 - CCG, NHS England, Local GPs
 - Southern Water
 - Highways England

A programme of consultation has already taken place as follows:

10th July 2015 – WSCC Members Briefing on Growth Plans and introduction to Growth Leads

27th July 2015 - Joint Infrastructure and Growth Programme Board

27th Aug 2015 – DPIP considered the IBP priorities

4th Sept 2015 – Joint member liaison group

9th Sept 2015 – WSCC Corporate Leadership Team 'Walkthrough Session'

15th Sept 2015 – WSCC Cabinet 'Walkthrough Session'

28th Sept 2015 – Joint Leaders and Chief Officers tour of Key Locations







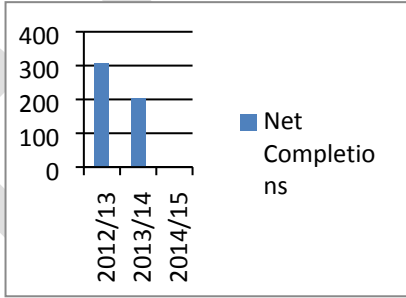



8th Oct 2015 – WSCC Member Workshop on emerging WSCC and CDC priorities

Sept to Nov 2015 – Engagement regarding the Place Plan including various informal presentations to interested WSCC and CDC colleagues

Oct to Nov 2015 – 6 week consultation on IBP

Oct to Nov 2015 – sharing of Place Plan for comment with CDC

December 2015 – Collation of Place Plans into West Sussex Growth Plan

3.1 Demographic Pen Picture																																											
Population and Demographics 	<table border="1"> <thead> <tr> <th></th> <th>1994</th> <th>2014</th> <th>2034</th> </tr> </thead> <tbody> <tr> <td>0-18</td> <td>21,371</td> <td>22,723</td> <td>26,652</td> </tr> <tr> <td>19-64</td> <td>56,628</td> <td>62,778</td> <td>65,154</td> </tr> <tr> <td>65+</td> <td>23,722</td> <td>30,464</td> <td>45,153</td> </tr> <tr> <td>Total</td> <td>101,721</td> <td>115,965</td> <td>136,959</td> </tr> </tbody> </table>		1994	2014	2034	0-18	21,371	22,723	26,652	19-64	56,628	62,778	65,154	65+	23,722	30,464	45,153	Total	101,721	115,965	136,959	Start of Life Population  <table border="1"> <thead> <tr> <th></th> <th>1994</th> <th>2014</th> <th>2034</th> </tr> </thead> <tbody> <tr> <td>0-4</td> <td>5,446</td> <td>5,822</td> <td>6,479</td> </tr> <tr> <td>5-10</td> <td>7,014</td> <td>7,307</td> <td>8,634</td> </tr> <tr> <td>11-18</td> <td>8,911</td> <td>9,594</td> <td>11,539</td> </tr> <tr> <td>Total</td> <td>21,371</td> <td>22,723</td> <td>26,652</td> </tr> </tbody> </table>		1994	2014	2034	0-4	5,446	5,822	6,479	5-10	7,014	7,307	8,634	11-18	8,911	9,594	11,539	Total	21,371	22,723	26,652	
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GVA 	GVA per job Chichester = £48,130 Rural = £ TBA Coast 2 Capital area = £56,861 Av Earnings Annual Resident 2012 = £27,560 Workplace 2012 = £26,884 Wst Sx Resident = £28,023 Wst Sx W'kplace = £26,827	Housing 	Housing Completions  <table border="1"> <caption>Housing Completions Data</caption> <thead> <tr> <th>Year</th> <th>Net Completions</th> </tr> </thead> <tbody> <tr> <td>2012/13</td> <td>~320</td> </tr> <tr> <td>2013/14</td> <td>~210</td> </tr> <tr> <td>2014/15</td> <td>~210</td> </tr> </tbody> </table>	Year	Net Completions	2012/13	~320	2013/14	~210	2014/15	~210																																
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School Place Capacity and Projections 	Primary School Places (NOR) 2015 7,351 2030 8,064 (+713) Secondary School Places (NOR) 2015 5,364 2030 6,065 (+701) Primary School Capacity 2015 8,243 Secondary School Capacity 2015 8078	GP Capacity and Projections 	Patients 98,896 Chichester GPs = 60 = 1 GP per 1,649 people (UK benchmark ratio = 1:1,800) Future Population = 115,965 = + 3 FTE GP required Lack of capacity for current surgeries to grow in size																																								
Educational Attainment 	No Qualifications -2011 = 19.5% West Sussex = 20% GCSE - 5 A*-C grade 2013 = 81.4% West Sussex = 79%	Digital Connectivity	See Appendix 2 for current Broadband roll out plans																																								

Section 3: Evidence

3.2 Local Plan

Chichester's Local Plan is part of the statutory development plan setting the quantum and location of new development and therefore provides a significant evidence base that underpins the place plan.

Chichester District Council has developed an Infrastructure Delivery Plan (IDP) as well as an Infrastructure Business Plan (IBP). The IDP identifies the required strategic infrastructure to support the development identified in the Local Plan. The IBP prioritises the delivery of the Infrastructure for the next 5 years and sets out the spending priorities for the Community Infrastructure Levy. The value of the schemes currently identified far exceeds the funding streams available.

The South Downs National Park Local Plan is in the process of preparation; it is anticipated that it will be adopted in 2017. The draft plan does however offer some insight into where and how much development will take place and the infrastructure needed to support it.

3.3 Chichester City– The Vision

The Vision will identify a number of potential opportunities and improvements to Chichester city that will ensure it remains and develops as:

- o A popular and forward-thinking location attractive to entrepreneurs, employers and employees
- o A first-class 'destination' for shoppers
- o A popular and attractive destination for day and staying visitors
- o One of England's cultural and heritage 'centres of excellence'
- o An important administrative centre for West Sussex.

CDC and WSCC have agreed to invest in a project to create a Vision for the City. This plan will identify what development and investment opportunities may be required. The plan will provide;

- (a) A clear, credible and locally supported articulation of 'what we want Chichester City to be', focusing on the function and future of the City compared to now
- (b) Chichester City Centre's offer developed as a vibrant and attractive commercial and cultural focal point serving residents, workers and visitors, across all demographics
- (c) The identification of development opportunities to meet identified needs

- (d) Partnership working with the private sector and others in the public sector
- (e) A well-managed, well-coordinated, and well promoted City
- (f) The identification of proposals that will increase the profile of the City and the District
- (g) Significant new inward investment and funding into the City
- (h) Substantial economic growth and the creation of jobs, including higher-value jobs

3.4 Population Growth

In Chichester, over the last 20 years, we have seen a general increase in the population from 101,721 in 1994 to 115,965 in 2014, with a projected further increase to 136,959 by 2034. It is predicted that in 20 years time there will be approximately 14,689 more people aged over 65 in Chichester, and approximately 2,376 fewer people aged 19-64.

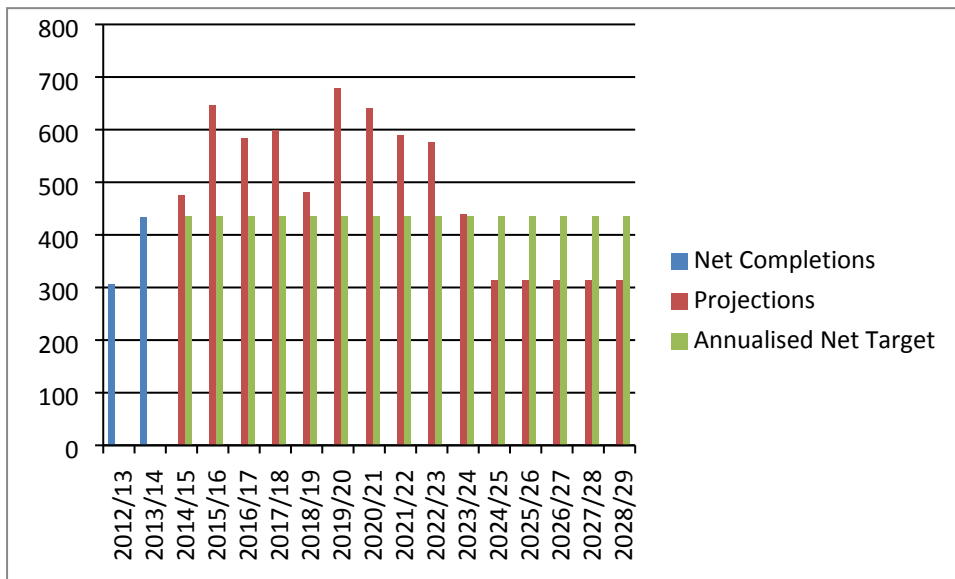
The population of Chichester District has two particularly strongly represented groups which can be defined as:

1). Country Living comprising 25.4% of households in Chichester. These are generally people who are owners in rural locations who either commute to well-paid professional jobs or are receiving a good pension.

2). Rural Reality comprising 14% of the district's households. These people tend to live in more affordable homes in rural locations e.g., two or three bedroomed terraced houses in developments that have sprung up around villages.

3.5 Housing Growth

In Chichester District (outside of the SDNP area) , a total of 7388 new homes are due to be provided by 2029, requiring an annual average build rate of 435 new homes between 2012 and 2029. The table below shows the expected delivery rate.

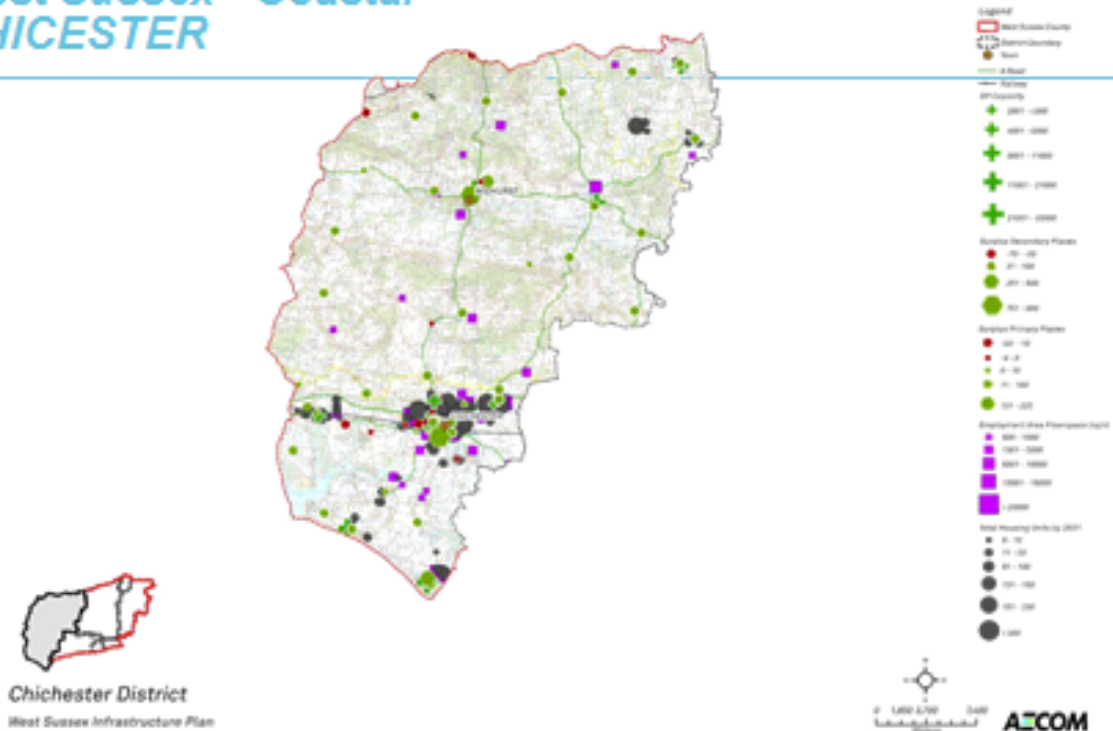


3.6 Employment Growth:

There is currently over 50,000 sqm of undeveloped employment floor-space with outstanding planning permission in the Local Plan area. In addition, the local plan identifies that a total of 25 hectares of new employment land is due to be provided by 2029. Around 9 hectares of this total is already allocated in the Chichester Local Plan: Key Policies and further sites are being proposed for allocation in a Site Allocation plan currently being prepared by the District Council. The sites are predominantly suitable for B1 uses with some B2. The Employment Land Review Update (2012) estimates that the District has the potential to create 1,000 new jobs by 2016 and 3,700 by 2021. However, these levels are unlikely to be delivered without public sector funding, support and input to unlock some of the opportunities and improve infrastructure required.

3.7 Infrastructure Capacity Analysis

West Sussex - Coastal CHICHESTER



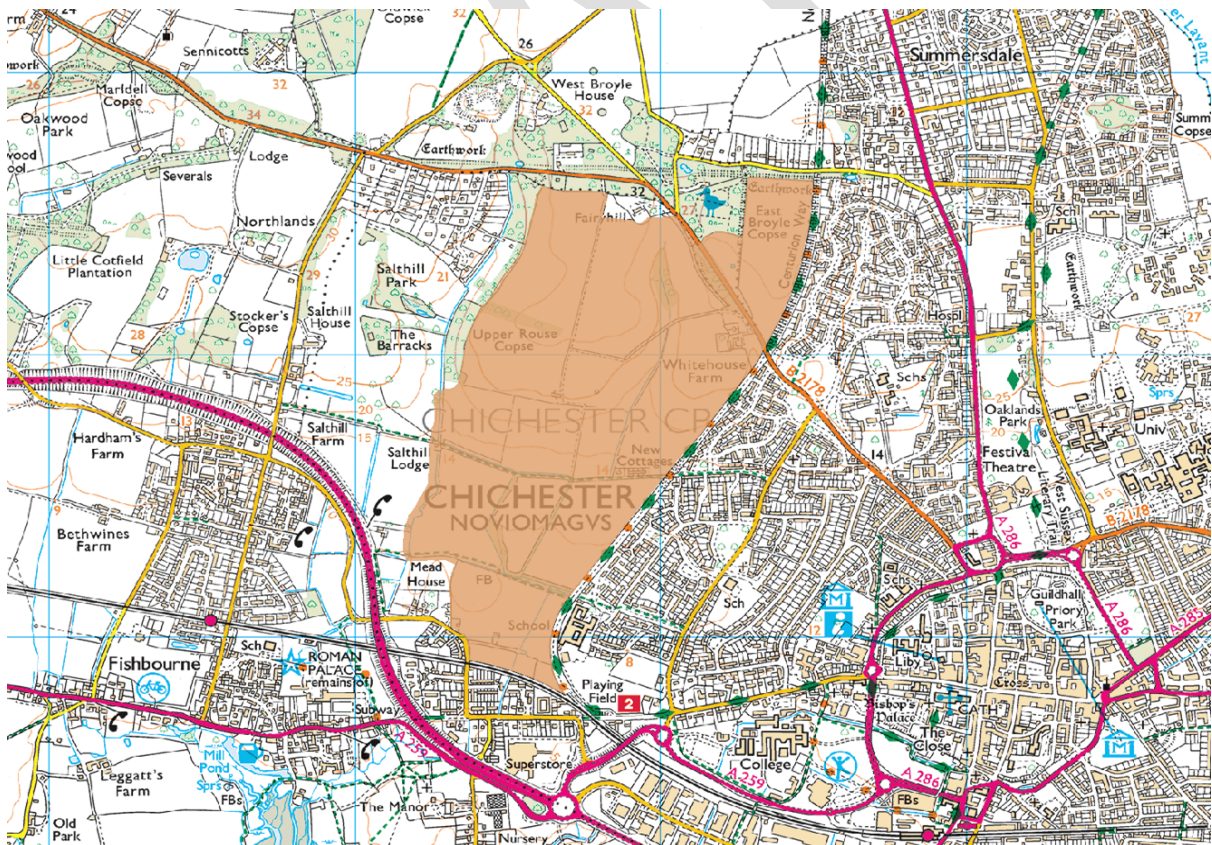
3.8 West Sussex Infrastructure Study

The West Sussex infrastructure study highlights a range of infrastructure capacities and gaps for Chichester District.

- There is a clear capacity in Secondary school places across the district, but this will not be in the right locations to cater for the growth expected. Considerable pupil movement in the south is aided by rail links.
- Chichester City and the Manhood Peninsula suffer from road congestion
- Rail capacity is limited
- Bus services are at risk due to funding availability
- 3 out of the 4 GP surgeries have outgrown their current site locations, and St Richard's hospital requires expansion but is severely constrained due to other site uses nearby
- Tangmere Waste water Treatment works is currently inadequate to support further growth of housing.

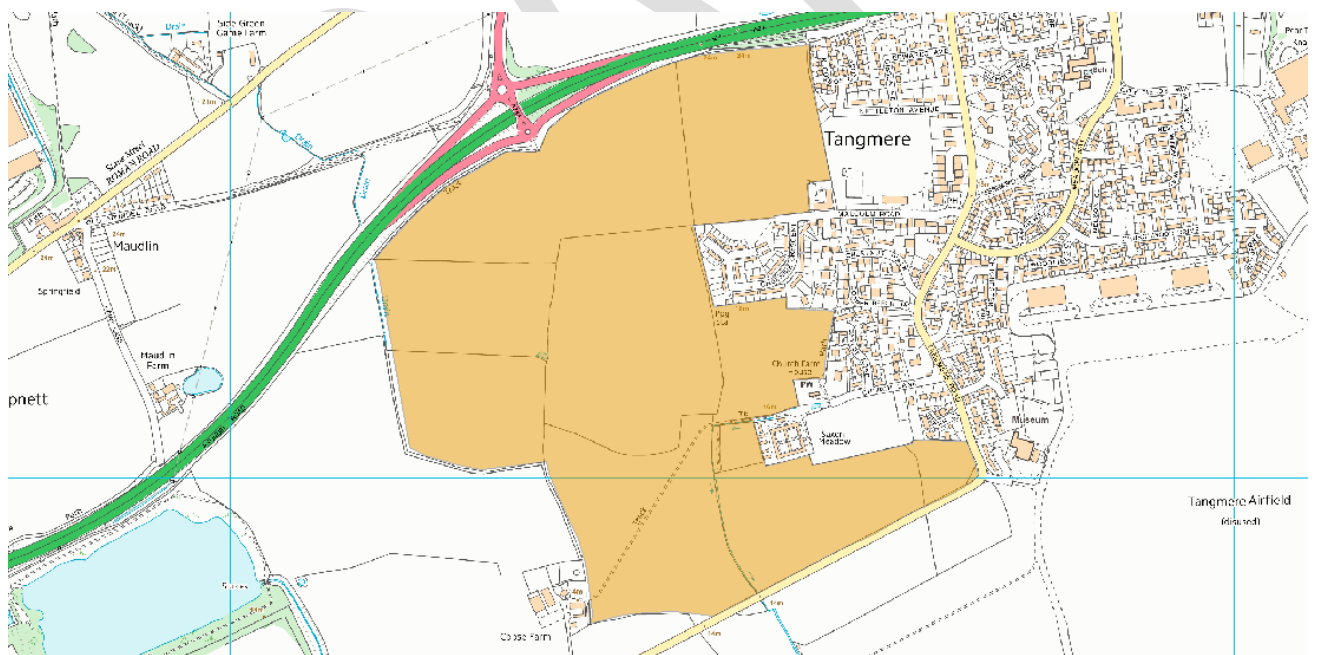
Section 4: Key Growth Locations

West of Chichester – This land will be developed in two phases to form a new neighbourhood to the west of Chichester. Phase one will be accessed from the north and will deliver approximately 750 homes, a neighbourhood centre (including a medical centre, a primary school, small scale retail units and community facilities) and a new country park. Phase two will provide a new access to the south of the site to link with Westgate and will deliver approximately 850 homes and 6 hectares of employment land. Significant road improvements will be needed within Chichester and to the A27. Local roads may need traffic calming measures to mitigate the impact of the scheme. The specific mix of B1 employment floorspace will be determined through the master planning process and should maximise the opportunity to attract high growth/high value businesses. It will be key to ensure we create an environment suitable to enable our high value indigenous sectors (marine, horticulture, retail and tourism) to grow as well as attracting new high value businesses to the area.



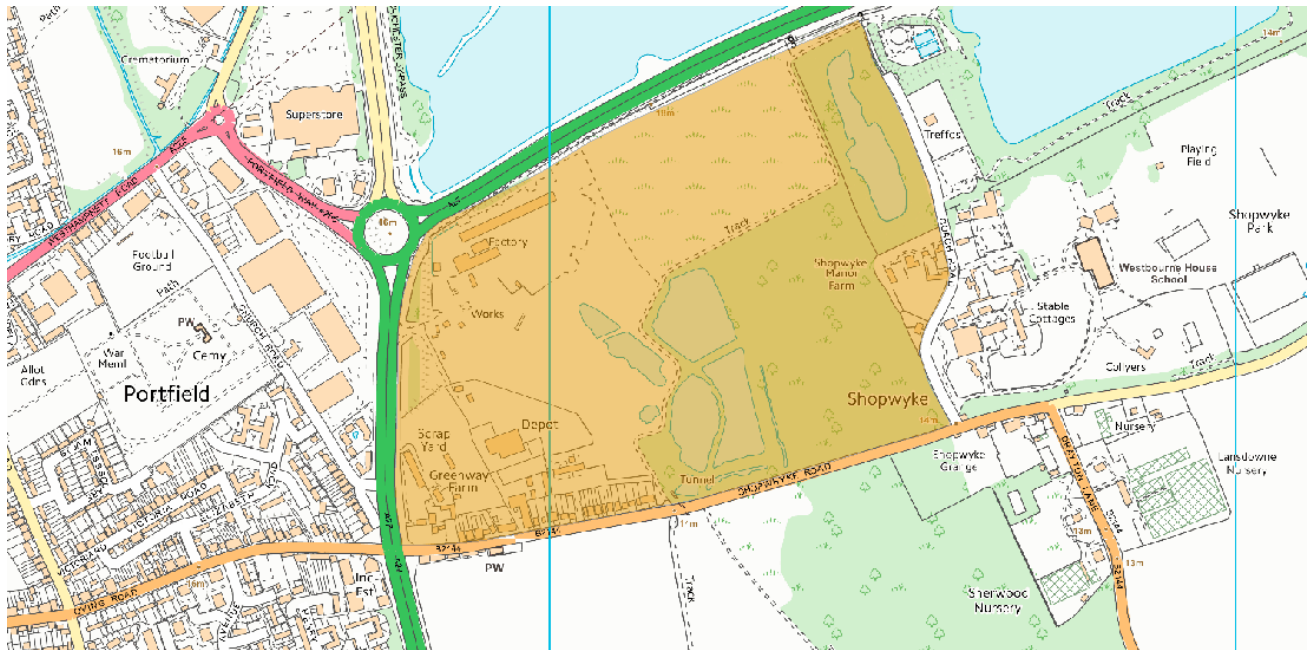
Tangmere a large village without some of the amenities which would normally be associated with a settlement of this size. The adopted Local Plan identifies Tangmere as being capable of accommodating further growth to enhance its role as a settlement hub. A strategic development location, to the west of the village, is expected to deliver approximately 1000 homes, community facilities, open space and green infrastructure. It will be accessed directly from the A27. The neighbourhood plan is at an advanced stage and sets out concepts for the development of the strategic site to ensure it is well integrated with the existing village as well as setting out local priorities for infrastructure provision. These concepts will need to be fully addressed by the developers of the site through the submission of masterplans and detailed planning applications. In addition to site specific infrastructure provided as part of the development, Chichester District Council and Tangmere Parish Council will receive significant CIL payments and will need to work with infrastructure providers, including WSCC, to ensure the total infrastructure package meets local needs and priorities..

Tangmere will deliver additional employment space adjacent to the existing employment development at the Chichester Business Park. It will be essential to identify businesses to occupy the new space to ensure the maximum number of high quality/value jobs are delivered. The local plan identifies this space for B1 and B2 units.

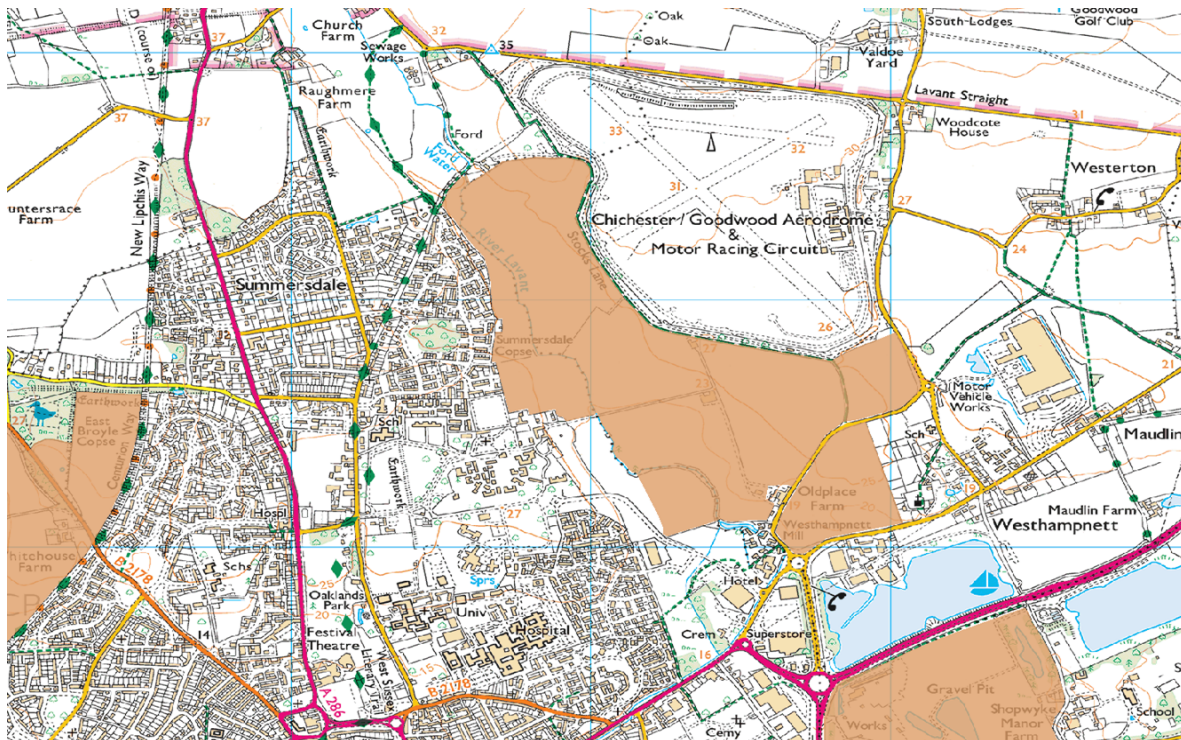


Shopwyke – this site will deliver at least 500 homes plus 4 hectares of employment land. The strategic development location will form a new neighbourhood to the east of the city. It will have direct access from the A27 but also provide safe pedestrian, cycle and bus connections across the A27 to the rest of the city. The scheme has outline planning permission together with

detailed approval for the significant land re-profiling and remediation works which are well advanced.

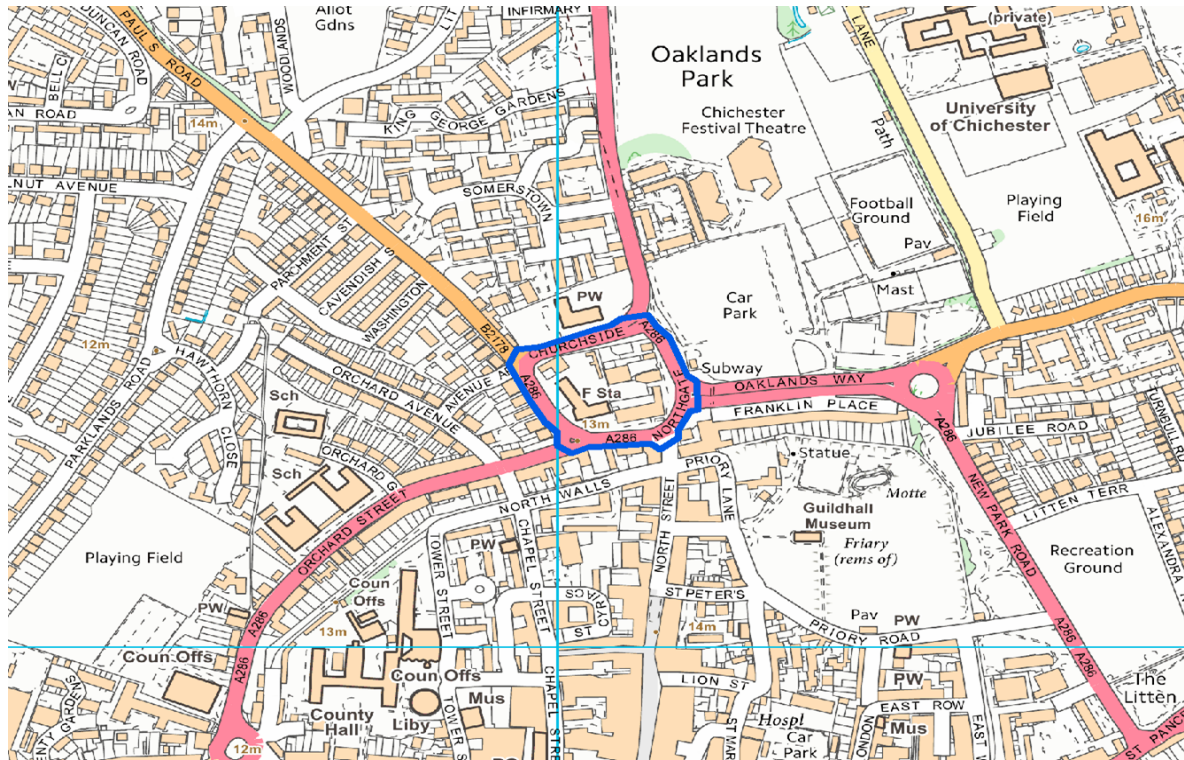


Westhampnett/North East Chichester – This strategic development location is on two parcels of land to the northeast of Chichester. The site will deliver 500 homes, approximately 300 at Westhampnett (between Stane Street and Madgwick Lane) and 200 west of the River Lavant on the eastern edge of Chichester. Community facilities and open space will also be provided. A concept statement has been produced by the District Council which sets out the context for masterplanning and detailed planning applications. There is a current planning application for the first phase of the site at Westhampnett.

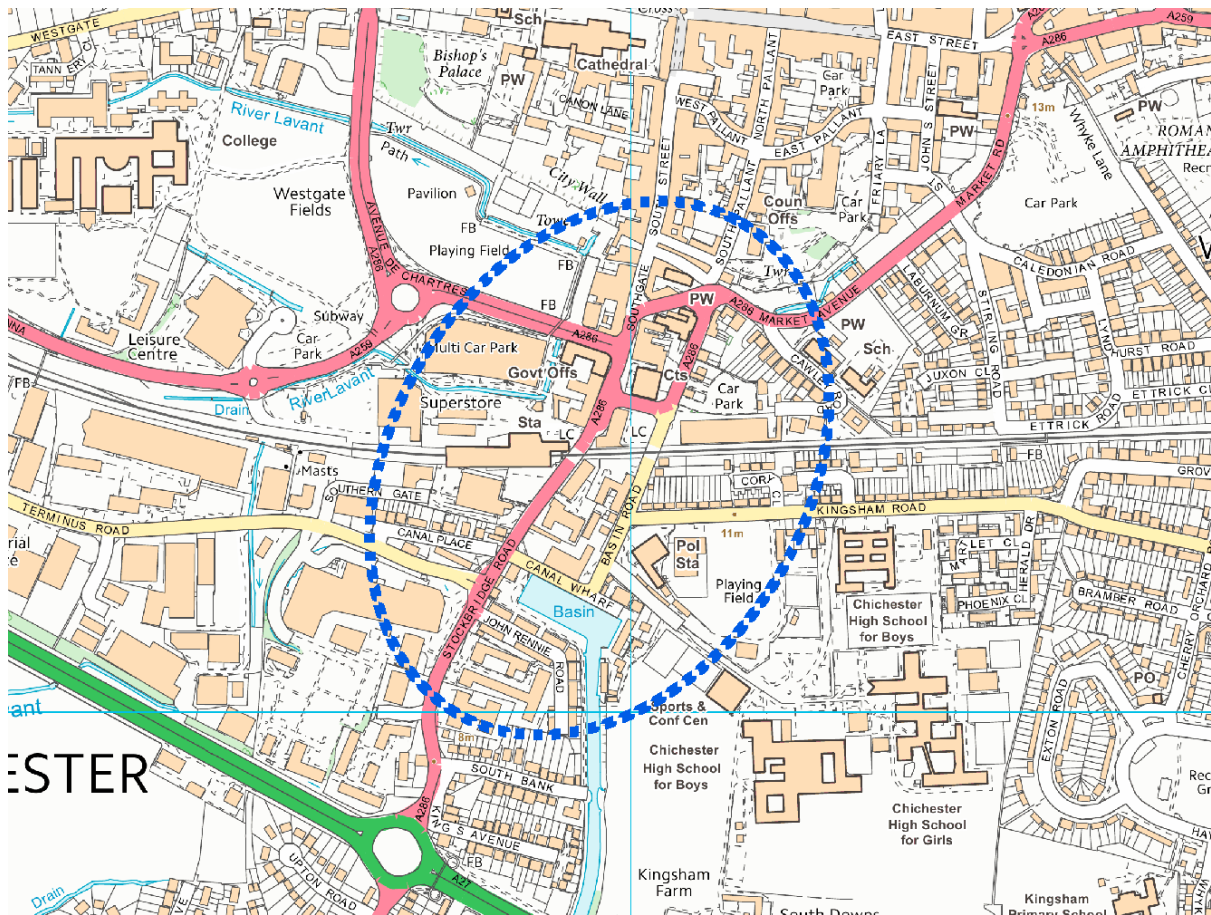


City Centre –

- Main Shopping Area** – The economy is relatively healthy during the day but footfall has dropped over the last 5 years. There is evidence that the footfall drops significantly in the week before, during and the week after major events. The evening economy does not match that of the daytime, and the facilities within the centre do not match the demographic profile of those that use it, including the student population. The Vision will seek to address some of these issues with further research and input from the Chamber of Commerce, Chichester BID, the Cathedral, the Goodwood Estate, Bunn Leisure and other stakeholders. There are opportunities in the proximity of the cathedral green that could improve the setting of the cathedral and create a new amenity attracting and retaining visitors and businesses to the area.
- North** – The Fire and Rescue Service headquarters and operational fire station are situated in the northern gateway of the city. The Festival Theatre and large car park are also situated here. There is a large office block known as Metro House which does not fully reflect the high standards of office accommodation many businesses are looking for. The road layout is not effective and for many hours of the day can be congested. With the strategic development at West of Chichester there will be additional traffic from the B2178 (St. Paul's Road) joining the Northgate gyratory. There is a desire to improve linkages from the car park and festival theatre to the city centre so as to increase footfall. Currently North Street is accessed via an underpass which does little to attract people to walk into the city centre or vice versa.



- **South** - The Stockbridge Road roundabout on the A27 is heavily congested during the rush hour period daily and during the summer months. This roundabout is the southern entry point to the City centre and the access point to Bracklesham and the Witterings. The road becomes a single carriageway which crosses the railway line via a level crossing upon entry into the City. The level crossing delay vehicle movements into the city. The Bus station depot and Garage, Railway Station, Police Station and Post Office are all on this access point. The Ministry of Justice have begun a consultation on the continued use or possible closure of both the Magistrate and County Courts. The traffic flow around the Southern gateway could be greatly improved as could the potential enhancement of the canal basin area. However, contamination issues associated with some of the sites make the proposals uneconomic to pursue and public sector involvement will be essential to delivery. This could provide a very attractive location for the "high end finance"



Note: the boundary for this work will be set at a later date.

Chichester Industrial Estates – much of the stock dates back to the 1960s and whilst well occupied does not attract the type of high growth/high value business required. The private sector appears reluctant to invest with rental levels often too low to justify investment. The District Council has identified latent demand for space to accommodate creative and innovative starter businesses and has committed to invest in a new Enterprise Gateway that will generate 250 new jobs, in high growth/high value sectors per annum. It has also bought back a long leasehold interest and will invest in new space once a pre-let has been identified. There is an opportunity to increase jobs and homes if improvements were made to the public realm, this could become a catalyst for further development and funding from the private sector. Once constructed the Enterprise Gateway could also be expanded by adding satellites in the Midhurst and Selsey areas – however rental levels will not sustain the development costs so public sector involvement is likely to be involved.

The Manhood Peninsula and Coastal areas - although very large scale housing numbers are not expected to be delivered in these locations, two feasibility studies have begun as there is a requirement to improve the economy in these locations:

- 1) The Haven project to create a safe harbour facility in Selsey with improved facilities for the fishing industry.
- 2) Employment study of the Witterings which will identify areas for improvement and investment.

If these initial projects are to be taken forward they may require further investment and they could therefore become priorities for delivery in the future.

Rural areas – the rural areas of the district are unlikely to deliver the number of houses that would result in significant growth. However, it is expected that there will need to be infrastructure improvements to enable the businesses currently located in these locations to remain viable. These businesses, predominantly small business of less than 10 persons play a significant part in the rural economy, and have driven much of the growth over the past 5-10 years. The tourism offer for the area supports the need for additional tourism accommodation. One site has been identified within the draft SDNP Local Plan, (the former Syngenta site near Fernhurst) that might assist CDC address some of the issues related to the rural economy and tourism offer. This issue cannot be looked at in isolation and the rural Place Plan will need to be put in place between WSCC, CDC and the SDNP.

Section 5: The Priorities

Priorities

1. **Housing** – delivery of 3600 homes at 4 Strategic Development Locations (3,250 homes in the Local Plan Period to 2029), which will require the provision of significant additional infrastructure to support them and the wider growth of Chichester District.
2. **City Centre** – deliver a Vision for what Chichester City will look like, which will include a plan for the Northern and Southern Gyrotories, Tourism, Employment Space, Parking, industrial estates and public realm etc
3. **A27** – will have an impact on the delivery of growth for CDC and will significantly reduce congestion
4. **Digital Connectivity** – high demand as 68% of district is rural with a high proportion of workers self-employed or working from home. Ultrafast broadband would aid the city centre to deliver high end finance sector jobs and other high value jobs.
5. **Education** – 2 new schools and 3 expansions identified in local plan but significant capacity exists across the schools within the city. There is therefore need for a clear schools plan that will provide quality education for current and future residents which appropriately fills current schools before building new ones.
6. **Business growth** – the District has a need to attract new, high value jobs to the area. The environment is attractive to such businesses but public sector investment in infrastructure and to unlock barriers is required to deliver these aspirations.

Priority 1 – Housing

The total number of houses to be delivered for Chichester District is 7388.

Already delivered – Graylingwell and the Rousillon Barracks sites are already well into development and have delivered a combined total of 436 homes, with a further 595 homes still outstanding on the two sites.

The priority is to deliver the 3250 homes identified at the 4 Strategic Development Locations within the adopted Local Plan and provide the infrastructure needed to mitigate the impact of the development. Shopwyke has planning permission and development is underway. Westhampnett and West of Chichester are subject to outline planning applications for the first phase of development. Progress with landowners and prospective developers at Tangmere in relation to the preparation of an overall scheme masterplan has not met initial expectations. All of the strategic sites require substantial investment to facilitate development. This includes site servicing, waste water connections and highways infrastructure. Land ownership and valuation issues may also impact on the efficient delivery of the new homes and there may be a need for

public intervention to ensure that the obstacles to development are addressed and plans are delivered. Public funds may have to be used to overcome viability issues and to assist with the substantial initial investment in major infrastructure provision that is required to get development started.

Remainder – of the housing requirement will be delivered on smaller sites throughout the plan area.

Evidence – The Chichester Local Plan has been recently adopted by the District Council.

Outcome – 7388 homes with the necessary infrastructure to mitigate the impact of the development and support growth of the area. Including;

- Waste water connections
- Highways improvements

Priority 2 – Chichester City Centre 'Vision'

Priority to develop a 'vision' which will identify 'What Chichester will look like in 20 years' time'. This Vision will identify opportunities for growth and attract new businesses with increased floor space this. It will seek to identify priorities for road improvements, tourism, employment space, retail sites, building programmes public realm and rail improvements. The vision will identify what investment plans will need to be secured to deliver an improved City Centre and the employment space that supports it.

Evidence – Chichester has a continued problem with traffic congestion, specifically around the Northern and Southern Gateways of the City and linkages to the A27(T). A road space audit is currently being undertaken by WSCC. Footfall in the City centre has been dwindling for a number of years, as demonstrated in the Chichester BID footfall figures. The tourism sectors within Chichester have not seen significant investment for a number of years and the events that take place around the city do not currently bring significant footfall into the city and in some instances footfall greatly reduces prior to, during and after the event.

Background – Chichester is in a unique position to be able to look at both its northern and southern entry points and to relocate a number of key facilities; bus depot and garage, post office, operational fire station etc.

These have been looked at previously by a number of different project groups but these have not had all the stakeholders coming together previously and land ownership/contamination problems have caused proposals to falter. There is now an opportunity for stakeholders and land owners to come together under this project to make significant improvements.

Outcome – A single vision of what Chichester should look like with a number of projects which will be delivered from the Vision. The Vision will also identify job growth, and how to attract new businesses. It will identify what Chichester currently has and what Chichester needs moving forward to remain economically viable.

Costs – £43,000 will cover the cost of the initial feasibility currently underway. The costs of implementing the actions to be identified by the Vision are to be determined

Funding – We anticipate there will be projects which will align with LEP priorities which may be suitable for application at a later stage.

Priority 3 – A27

Priority is to deliver an improved A27. This will be the responsibility of Highways England to deliver, however it will be imperative to manage the impact and outcomes of the improvement programme on the local transport network and the wider operation of the City and surrounding settlements.

Background – The government has indicated support for the A27 upgrade. A public consultation is expected in Spring 2016. The four Strategic Development Locations will need to make financial contributions towards the cost of improvements to the A27. It is anticipated that this will contribute towards the major scheme being promoted by Highways England, however, if for any reason this fails to progress then a lower level scheme that solely deals with the extra traffic generated by those sites will need to be delivered.

Outcome - improved traffic flow around Chichester that will enable growth.

Cost and Funding - £10m from WSCC and £10-12m to be obtained through developer contributions from the strategic sites, which will supplement more significant Department for Transport/Highways England funding.

Priority 4 – Digital Connectivity

Priority to ensure we develop and deliver a digital network that takes the next steps on from the national developments led by BDUK and Openreach. The aim is to ensure continued investment in broadband and mobile connectivity which is critical for our businesses to maintain competitive advantage in a global economy. This is equally important for Rural and home based businesses and residents. This will allow businesses to be maintained and grow. Delivery of Ultrafast and Superfast Broadband will assist the city centre to attract high value job sectors such as the High End Finance sector.

Background - WSCC is using public money to intervene in the commercial market where it is failing to provide broadband services to premises. Whilst the BDUK roll out will deliver superfast broadband to the majority of the District there will be significant gaps and not spots. There are rules which legally bind the project such as State Aid rules set down by the European Commission which govern public sector intervention in the commercial market place. A final position statement is to be developed to capture the range of activity on this across the district and WSCC, including BT commercial roll out, Better Connected project, LGF Growth funding and Business Voucher opportunities. Assessment of other opportunities from alternative options such as wired connections and satellite connections. This will include consideration as to where "not spots" may occur and if these coincide with business demand for connectivity in rural or home based industries. Assessment as to whether further investment in these isolated / distinct areas would be value for money and / or be compliant with state aid rules. There is a need to identify if this will sufficiently deal with the issue and if there remains an infrastructure requirement and if so what is this, what is the cost and what is the gain in terms of jobs saved or created. It is an aspiration to be able to deliver Ultrafast broadband (1G) in all businesses, urban and growth areas and Superfast broadband (30mbps) to rural and hard to reach areas and develop 'final stretch' solutions. CDC have committed to ensuring that all future developments have digital connectivity as a planning requirement.

Ultrafast and Superfast broadband – WSCC and CDC to look at the options of bringing Ultrafast and Superfast broadband to Chichester. This is a work in progress

Outcome – is to deliver an increase in GVA through growth of business and creation of jobs through improving the information technology infrastructure that business and local communities need to support economic growth (from Future West Sussex Blue Print). All new houses and employment space to be connected to Broadband at time of delivery.

Investment to date - Investment in the broadband roll out through the Better Connected project across West Sussex has so far been WSCC - £6.26m Central Government £ 6.76m. (Phase 2 WSCC £1.25m, £1.25m central gov).

Priority 5 – Education

Priority will be to develop a clear delivery plan for the expected growth from 3 Strategic Sites (Whitehouse Farm, Shopwyke and Westhampnett) and the Graylingwell/Rousillon Barracks sites.

Evidence - The Schools place planning for 2015 shows there will be a slight increase in the demand for primary schools places across Chichester District. The local plan identifies a requirement to build two additional primary schools and expansion of two other primary schools.

Background - A site on the Graylingwell development is still being held for a school site should we require it, however, it is unclear that the number of children currently occupying that site warrants this school to be built. This does not mean that the school in Graylingwell will not be developed in the longer term, the developments are still being built out in phases and we cannot at this stage predict how many families might still move in therefore the need for this land should remain under constant review.

The site at West of Chichester has been identified as requiring a primary school. Further assessment of the impact of this proposed development, and further development in the area, on the wider school places planning for Chichester will be progressed to ensure that the solution that best serves the education needs of the area is progressed.

With the development of Tangmere, it has not yet been determined what the requirements for a primary school might be however, it is likely that with the build out of Tangmere and the proposed houses in Arun there may be a need to deliver both, a new primary and secondary school between Chichester and Arun. Although the Chichester High School for Boys and the Chichester High School for Girls will be merging in Sept 2016 to create Chichester High School it should be noted that these schools are currently under-utilised by the equivalent of one whole secondary school, which could be utilised for this development.

Outcome – each child will have an appropriate school for them to obtain the best education, but the number of new schools will have been rationalised with a plan to ensure all school places are appropriately filled before new schools are built or current schools extended

Cost and Funding - £24.5m Basic Needs Grant, CIL and S106

Priority 6 Business Growth

Priority will be to create the environment within which we enable our high value indigenous sectors (marine; horticulture, retail and tourism) to grow whilst at the same time encouraging new high value businesses to the area to exploit our unique natural environment and further education sector such as: healthcare and life sciences; advanced manufacturing; construction; digital and creative industries; professional and business services and the space industry.

Evidence - feedback obtained for the Economic Development Strategy indicates that growth oriented business need the right environment to grow and invest. This includes the right accommodation, in the right locations with up-to-date digital and physical infrastructure. Chichester already has a very high business density rate 94 businesses for every 1,000 working age residents. Redeveloping and reinvigorating the public realm in Terminus Road industrial estate will act as

a catalyst to attract additional investment which will in turn create new jobs and businesses to Chichester. The creation of an Enterprise Gateway will help to meet the Economic Development Strategy priorities to attract and retain working age talent and create the conditions to support growth orientated businesses. The Enterprise Gateway will offer Ultrafast broadband with very flexible short term agreements and creative and flexible workspace.

Background - Chichester's natural and cultural assets provide a unique head start as a location where high-growth/high value employers would wish to locate and grow. With such a high business density Chichester needs existing businesses to grow and the new businesses it attracts must provide high value jobs, such as those in the food and drink, marine, creative/media and finance sectors. In 2013 WSCC and CDC with Wilbur Associates undertook a review of the industrial estates in Chichester which delivered an options paper on redevelopment and reinvigoration of terminus road specifically.

Outcome – deliver 27,000sqm of employment space by 2017 with up to 3,000 jobs by 2021.

Cost and Funding – CDC approximate costs TBA. We anticipate there will be projects which will align with LEP priorities which may be suitable for application shortly.

Section 6 The Proposals

Proposal 1 – Preparation of a Chichester City Vision

What – to create a number of business cases to support the regeneration of Chichester City.

These may include

- The feasibility of redesigning the Northern and Southern Gateways including options for the railway line crossings
- The delivery of 25Ha of employment space with review of high value indigenous sectors as well as new high value businesses
- A tourism strategy
- The re-invigoration of industrial estates, which may include the development of a Business Enterprise Hub

The District Council has approved a project initiation document. This work will begin with the first Steering Group meeting on 29th October.

Outcome – Increase the GVA by ensuring we have a city where people want to live and work, ensuring we attract the right businesses, people and infrastructure to the city, in the right place at the right time.

Activities –

- Development of a steering group first meeting on 29th October to identify project group membership
- Development of a project group
- Create briefs for each of the research/feasibility studies
- Research and workshops with stakeholders
- Identify where investment is needed and where it might come from
- Identify public realm that could be improved
- Create business cases for each priority identified
- Pursue businesses that could support High End Finance and Ultrafast Broadband delivery
- Work with the current occupiers of the North and South Gateways to identify new sites available and develop a Masterplan for the City (gateway to gateway)
- Maximise the use of public assets to support the key growth outcomes

Costs – initial fact finding work approx £43k from CDC for initial report and consultancy costs. There will be a need to identify costs and businesses cases as the vision identifies possible projects and feasibility studies. Each project as

it comes forward will identify funding and revenue streams. We anticipate there will be projects which will align to LEP priorities which may be suitable for application at a later stage.

Proposal 2 – Delivery of the Strategic Development Locations

What – secure funding for the infrastructure needs for each SDL and ensure the IBP fully captures the infrastructure requirements and funding issues

Outcome - To identify and where appropriate secure the funding for infrastructure that is needed for individual schemes and on a cumulative basis to ensure that the wider impacts of growth can be fully addressed , this is specifically key at West of Chichester and Tangmere SDLs.

Activities –

- Development of an Education Investment and Delivery Package for the whole of Chichester which includes a review of existing capacity and assets against future school places and needs of future developments.
- Development of a plan with the CCG to deliver primary Health Care provision
- Identification of the target businesses which could be attracted to the sites with any Infrastructure requirements
- Identification of Highways and Transport requirements for each site
- Identification of cycle paths and other sustainable transport options to reduce traffic flow into the city centre

Costs – Early indications are that there are significant costs for delivering the infrastructure as identified in the Local Plan. Including;

- Two new Primary Schools and expansion of two primary schools estimated to be £24.3m
- Medical Centre estimated to be £4.3m
- Connections to wastewater network (no comprehensive costing at present)
- A27 Chichester Bypass junction mitigation – Total cost £12.8m (majority of which will be sought from the SDLs)
- Off-site local road/junction improvements (no comprehensive costing at present)
- Public transport improvements £1.2m
- New/improved cycle routes £1.2m
- Four Community halls - Total estimated cost £3.3m
- Country park (West of Chichester) - £3.5m
- Other green infrastructure (no comprehensive costing at present)

Funding – it is unlikely that these will all be fully funded there may be significant gaps

- CIL
- S106
- Basic Needs Grant
- CCG

Proposal 3 – Digital Connectivity

What – to create a business case to address any areas of the district which will not be supported with a high speed broadband capability once the WSCC Better Connected project has been completed. To support the outcomes for delivery of Ultrafast and Superfast broadband with the High End Finance sector moving to Chichester

Outcome – to deliver an increase in the GVA through growing businesses and jobs through 'final stretch' solutions for digital connectivity in areas where there will continue to be 'not spots'. Our aim is to ensure continued investment in broadband and mobile connectivity which will enable our businesses to remain competitive in a global market. This could include obtaining Ultrafast Broadband (1GB) in all businesses, urban and growth areas and Superfast (30 mbps) in rural and hard to reach areas. The delivery of the Ultrafast and Superfast broadband will increase the likelihood of bringing in high value jobs to the area, specifically the High End Finance sector

Activities

- Assessment of the 'not spots' remaining in the District after the completion of the Better Connected programme
- Analysis of the benefits of delivering digital connectivity in terms of growth and jobs to the not spots
- Analysis of solutions available including aggregating the purchasing power of the public sector
- Integrating broadband and digital connectivity requirements into pre-application discussions
- Continued work with the providers of Ultrafast and Superfast broadband
- Continued work with the High End Finance sector to ascertain what other elements are needed to persuade them to move to the District

Cost – to be confirmed

Funding –

- private investors
- WSCC
- CDC

Proposal 4 – Enterprise Gateway and Terminus Road

What – to create an Enterprise Gateway and reinvigorate the Industrial Estate in Terminus Road.

Outcome – To increase the available employment space in Chichester to attract and retain working age talent and create conditions to support growth orientated businesses. Increasing the GVA and high value jobs in Chichester. Delivery of infrastructure which will support new and existing businesses to grow and develop including Ultrafast broadband. To act as a catalyst for future development and investment.

Activities –

- Appoint construction contractor – Jan 2016
- Create business case for Ultrafast broadband provision and possible contractors
- Project group to identify any additional infrastructure requirements and review 2013 Wilbur Associates report and recommendations
- Demolition of current buildings – April 2016
- Construction of new building to begin – May/June 2016
- Completion – Feb 2017
- Occupation – Mar/Apr 2017

Cost – To be confirmed

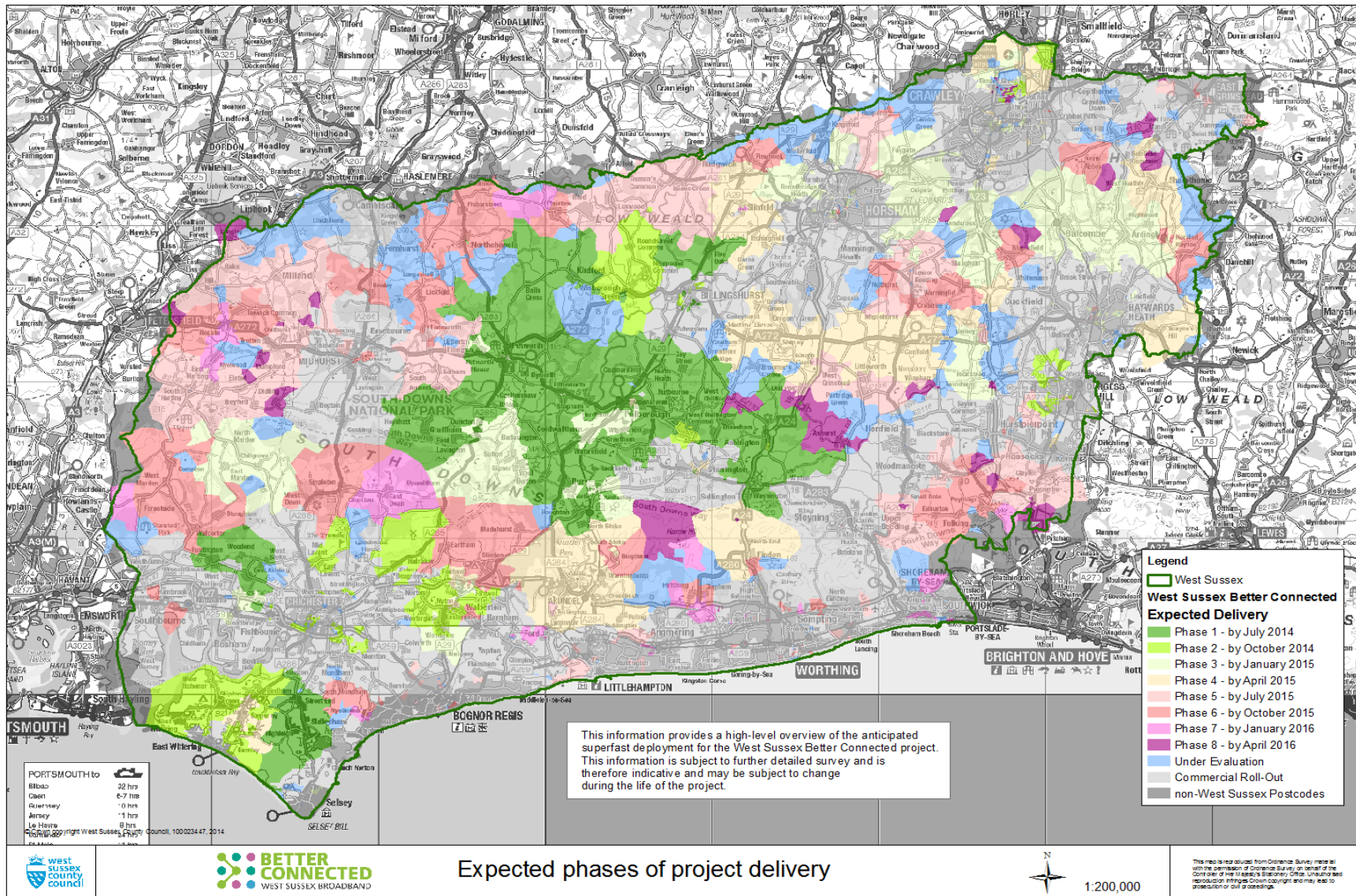
Funding –

- CDC
- WSCC

Appendix 1 Housing Trajectory

Parish	Place	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29
Birdham	Chichester Marina	10													
Birdham	North of the Saltings			15											
Birdham	Tawny Nurseries		10	20											
Birdham	Rowan Nursery			18	7										
Chichester	Bartholomews			25	26										
Chichester	Portfield Football Club				40	40									
Chichester	Graylingwell	87	37	70	75	75	75	59							
Chichester	Rousillon Barracks	64	53												
Chichester	Winden Avenue	94													
Chichester	5-6 Southgate		9												
Chichester	Sussex House		7												
Chichester	Woolstaplers car park		16												
Chichester	Olway Road		17												
Chichester	The Tannery			15											
Chichester	The Chequers	8													
Chidham and Hambrook	Marshalls Mono Ltd	1													
Chidham and Hambrook	Hambrook Hill	6													
Chidham and Hambrook	Flat Farm			8											
Chidham and Hambrook	Broad Road		28												
Chidham and Hambrook	Waterfords Field			15	15										
Chidham and Hambrook	Chidham Garage			9											
Donnington	Southfields Close	41													
East Wittering	Beech Avenue	19													
Fishbourne	Salthill Road		20												
Fishbourne	Follis Gardens	25													
Lavant	Hunters Rest	24													
Loxwood	Loxwood Surgery Farm		17												
North Mundham	Lagness Road	15													
North Mundham	School Lane			10	15										
Oving	North of Shopwyke		40	78	108	113	95	66							
Selsey	North of Park Road		40	40	30										
Selsey	Home Farm		8												
Selsey	5-9 High Street		9												
Selsey	Park Farm			20	40	40	39								
Southbourne	East of Manor Way	10													
Southbourne	Prinsted Court	20													
Southbourne	West of Garsons Road				30	40									
Southbourne	North of Main Road			17	35	35	35	35							
Southbourne	East of 181 Marin Road			20											
Tangmere	Tangmere Airfield Hanger	8	48	48	48	8									
Tangmere	Barrack Block	11													
Tangmere	East of Meadow Way		30	29											
West Wittering	North of Chaucer Drive	38	7												
Westhampnett	Maudlin Nursery		19	40	40										
Wisborough Green	South of Meadowbank			25											
Wisborough Green	Greenways Nursery	8													
Chichester	West of Chichester (Whitehouse farm) SDL			25	75	75	100	125	125	125	125	125	125	125	100
Westhampnett	Westhampnett SDL part 1			40	65	65	65	65							
Westhampnett	Westhampnett SDL part 2									50	50	50	50		
Tangmere	Tangmere SDL				50	75	75	100	100	100	100	100	100	100	100
Chichester	South Graylingwell			30	50	50									
Kirdford	North of Kirdford Growers		10	10	10	10	5								
Kirdford	Townfield							6							
Kirdford	Cornwood and School Court							9							
Loxwood	Nursery site				20	23									
Fishbourne	East of Mosse Gardens			25											
Fishbourne	Roman Palace							15							
Southbourne	North of Alfrey Close						40	15							
Southbourne	Nutbourne West				25	25									
Tangmere	Tangmere Academy										15				
Tangmere	City Fields Way										15				
Tangmere	West of Malcolm Road						12								
Wisborough Green	Clarks Yard				11										
Wisborough Green	Winterfold, Durbans Road											22			
Chichester	Plainwood Close						21								
Chichester	The Tannery part 2		13												
Donnington	Windmill Bungalow				16										

Appendix 2 – Broadband Roll Out Map



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