

# Community Liaison Group Meeting - 01.05.2024

Welcome from Miller Homes and Vistry Group.

Nick Billington – SLR Consulting

Laura Driver – Vistry Group

Jon Bentley – Miller Homes

Debra Higginbotham – SLR Consulting

Steve Collis – Vistry Group

Mark Jackson – Miller Homes

Aidan Robson – Miller Homes



millerohomes Vistry Group



## The CLG meetings

This evening's presentation will be in three sections:

- Section 1 – update on the progress of Phase 1
- Section 2 – Phase 2 agreements
- Section 3 – What's next

To ensure that the CLG meetings are as useful as possible and to avoid disruption we request that you wait until the end of the presentation before asking any questions.

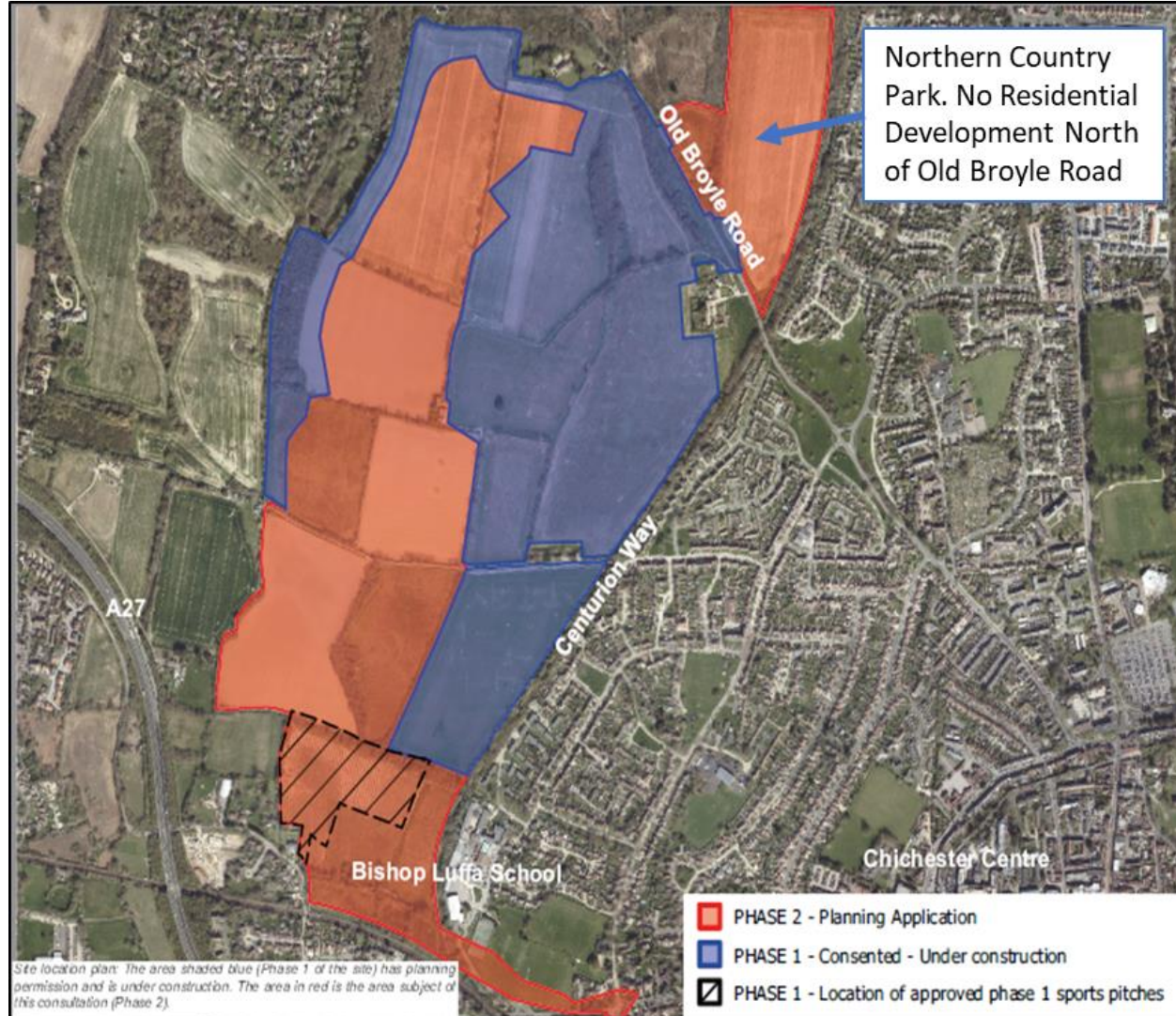
Purpose of the West of Chichester Part 2 Community Liaison Group (CLG) meetings:

***A forum for the developers and local community stakeholders to discuss the agreed phase 2 proposals, answer queries and receive feedback.***

Further CLG meetings will be planned to coincide with the forthcoming first Reserved Matters applications for the second phase of the site. The details and topics for these CLGs will be provided in good time ahead of each meeting and provide an opportunity for feedback.

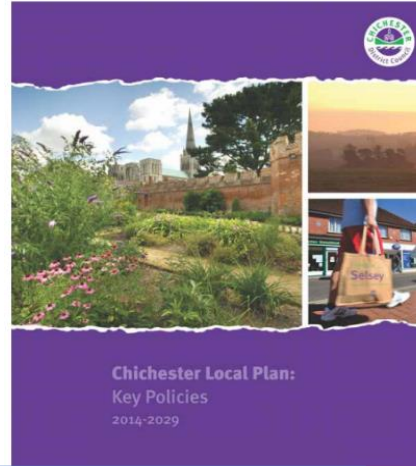


# Phase 1 – Site Location





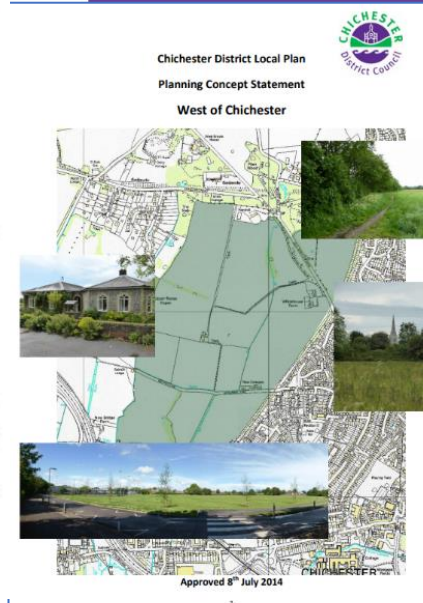
# Site Background



Whole site allocated in the Chichester Local plan for 1,600 houses, employment space, new local centre and public open space.

**Phase 1** - First 750 homes and associated infrastructure granted permission by Chichester District Council (CDC) in 2018.

All of the phase 1 detailed Reserved Matters application approved and is now well underway.



**Phase 2** - At the CDC Planning committee of the 10th January 2024 Councillors gave a resolution to grant outline permission for the second and final phase of 850 homes.

The Access approved in detail incorporates the whole Southern Access Road (SAR) and new Westgate Junction arrangement.



## Phase 1 – Update on current works

Work is now well underway on the following:

- Primary school – the school will be complete for September 2024 and handed over to WSCC.
- Public square to the front of school will be ready for September 2024.
- Allotments – the allotments will now be delivered in 2 phases in July and then September 2024.
- Community centre – a new application has been submitted alongside CCDT and delivery is expected for Summer 2025.
- Play Area & MUGA – works are now complete and will be shortly handed over to Remus.
- Retail – a new retail unit with apartments above is forecast to be delivered June 2025.





## Phase 1 – Update on current works

### Other matters:

- Sports Pavilion & Pitches – the building is open for use as a community building. The sports pitches undergoing additional works this summer ahead of next season use.
- Country Park and Landscaped Areas – programme of remedial works and replanting has commenced and will continue now and through into the next planting season.
- Ongoing marketing for the employment uses in the local centre.
- Completion of the housing on phase 1 is forecast to be Summer 2025.





# Phase 1 – Update on current works





## Section 2 – Phase 2 update and summary



*Indicative Masterplan*





## Section 2 – Phase 2

Outline application for the remainder of the 850 new homes (including 255 affordable homes) submitted in June 2022.

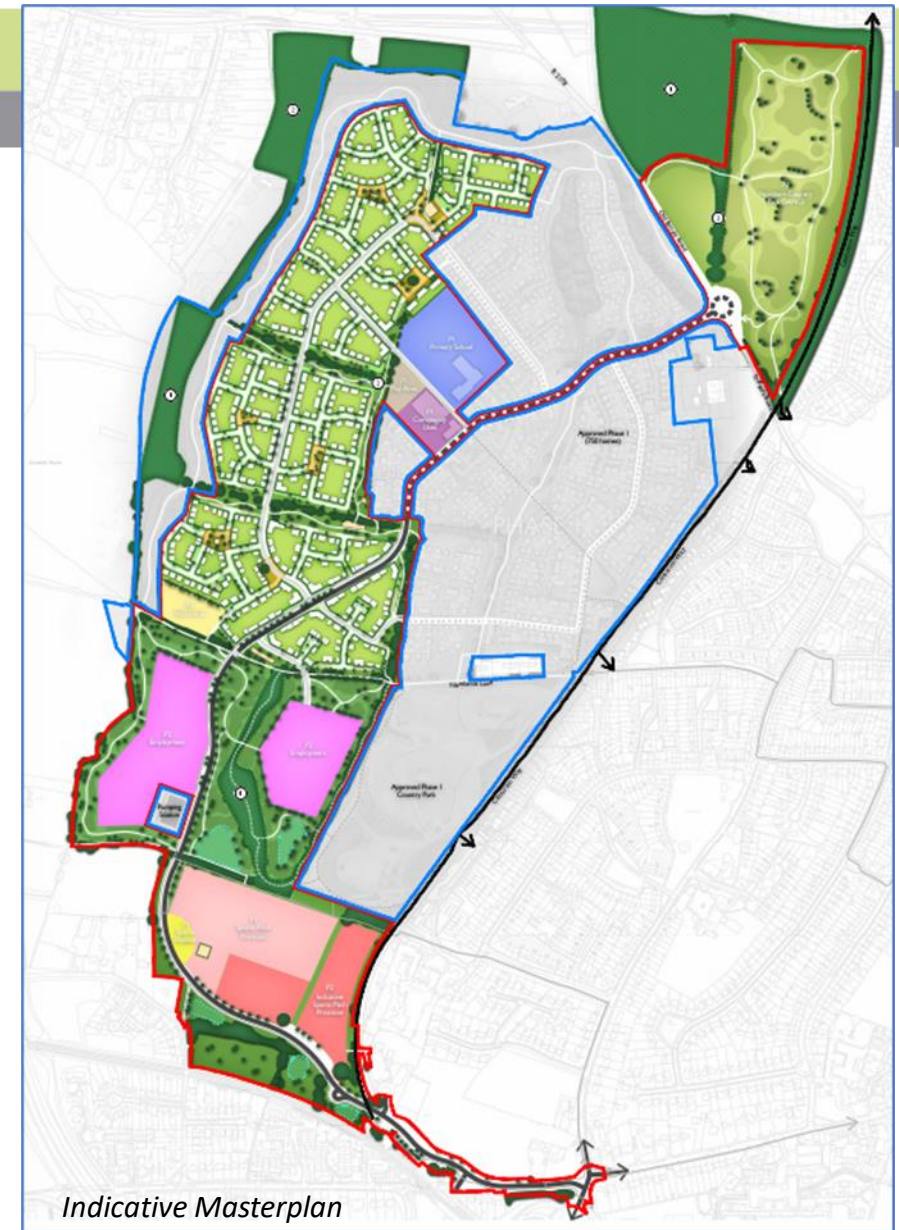
Prior to submission extensive public consultation took place with the community

The application was subject to extensive consultations during its consideration, including with the community and key statutory consultees, such as:

- National Highways
- Natural England
- WSCC Highways, Flooding and Education

There are no outstanding objections from technical consultees and CDC resolved to **grant planning permission** at their planning committee in January 2024.

The formal decision will be issued shortly.

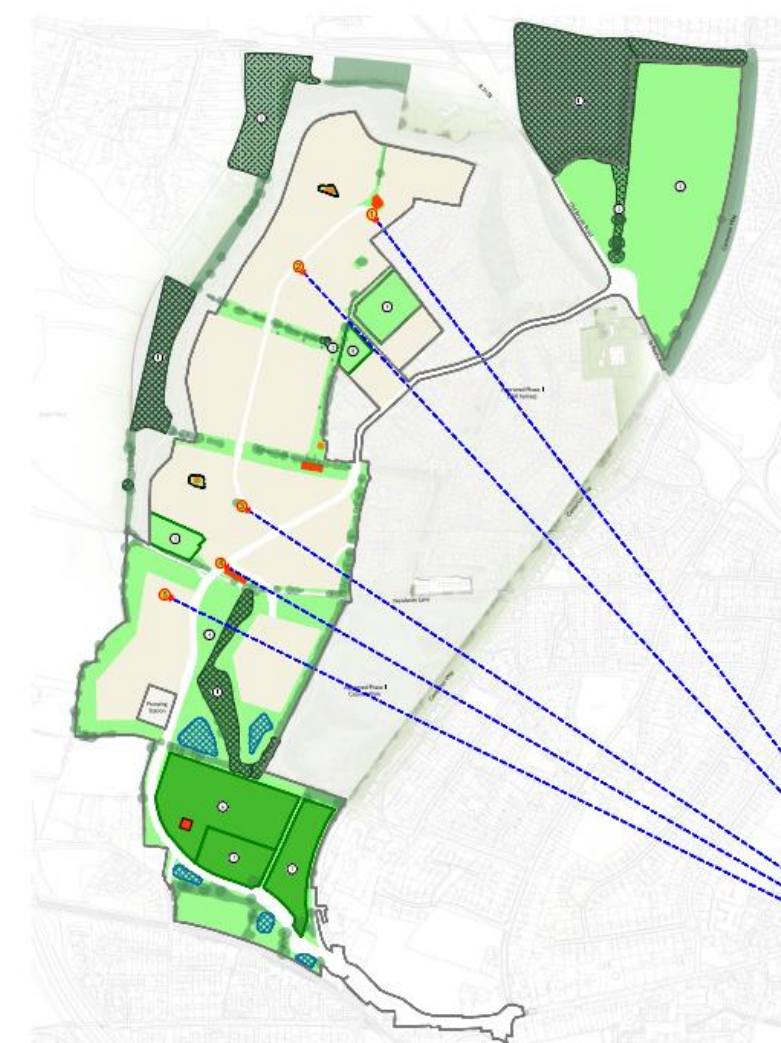
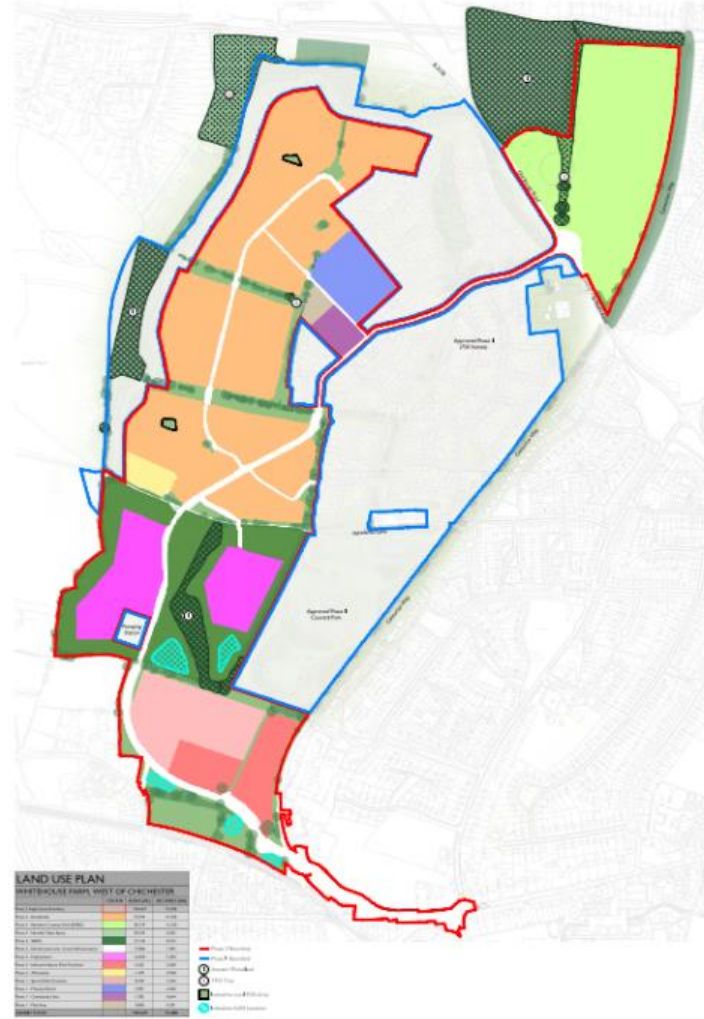


*Indicative Masterplan*



## Section 2 – Phase 2 Parameter Plans

We have worked closely with officers to refine the plans to enable a high-quality development that respects its surroundings. The parameter plans comply with the site wide masterplan but have been amended to respond to comments received.



Left; Extract of Landscape Masterplan.

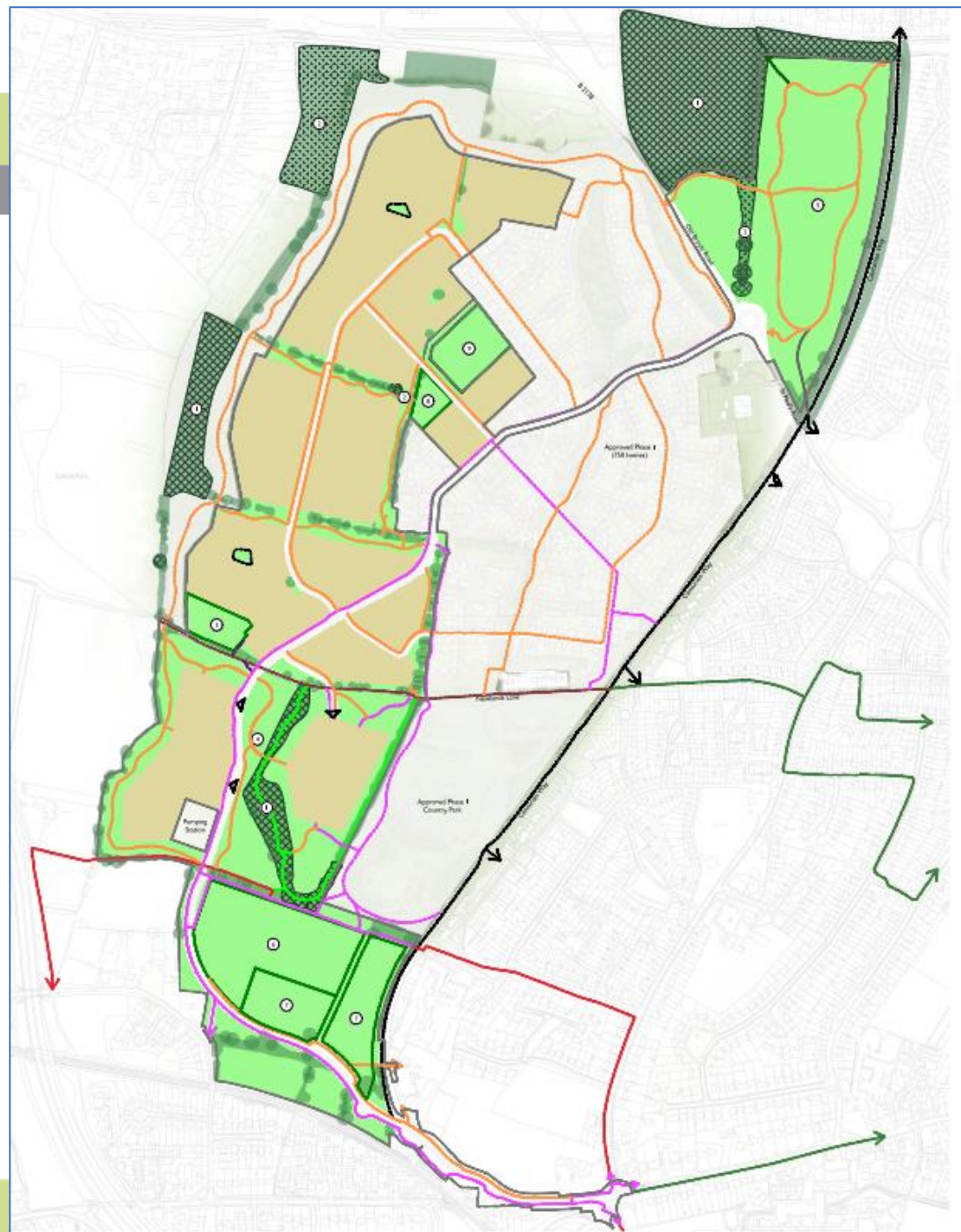
Middle; Land Use Parameter Plan.

Right; Open space, Drainage and Spire Views Parameter Plan



## Phase 1 and 2 - Connectivity

Phase 1 already includes extensive community infrastructure, alongside extensive vehicular, pedestrian and cycle links onto the Phase 2 site and towards Chichester.



### Key

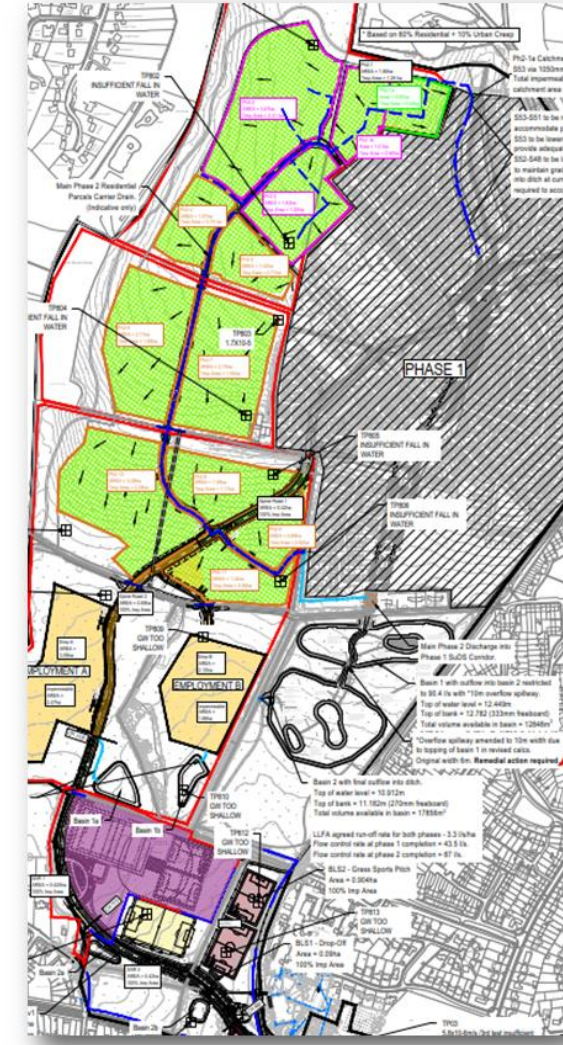
- Existing Footpath
- Shared Use Cycle and Pedestrian path
- Advised Cycle and Pedestrian Route Into Chichester Centre
- Phase 2 - Proposed Cycleway
- Phase 1 - Proposed Cycleway
- Phase 2 - Proposed Footway
- Phase 1 - Proposed Footway
- Centurion Way



## Phase 2 – Key Benefits

The proposals given a resolution to grant by CDC have been carefully considered and incorporate a range of benefits including:

- **850 new homes, of which 255 affordable homes** (30% of total) helping address the housing crisis and enable people to live locally;
- **Community building and primary school extensions** to meet the needs of the development;
- Over **22Ha of new public open space** for the community to enjoy including a new Northern Country Park and new allotments;
- Measurable **Biodiversity Net Gain in excess of 10%** alongside new and enhanced green infrastructure and measures to protect existing ecological interest including Ancient Woodland;
- **Highly sustainable new homes** adopting a fabric first approach that will comply with the latest Building Regulations;
- **Sustainable drainage** strategy to maintain greenfield run of rates and avoid flooding downstream, assessed and approved by WSCC flood authority;
- Significant **financial contributions** including towards busses, A27 improvements and Community Infrastructure.

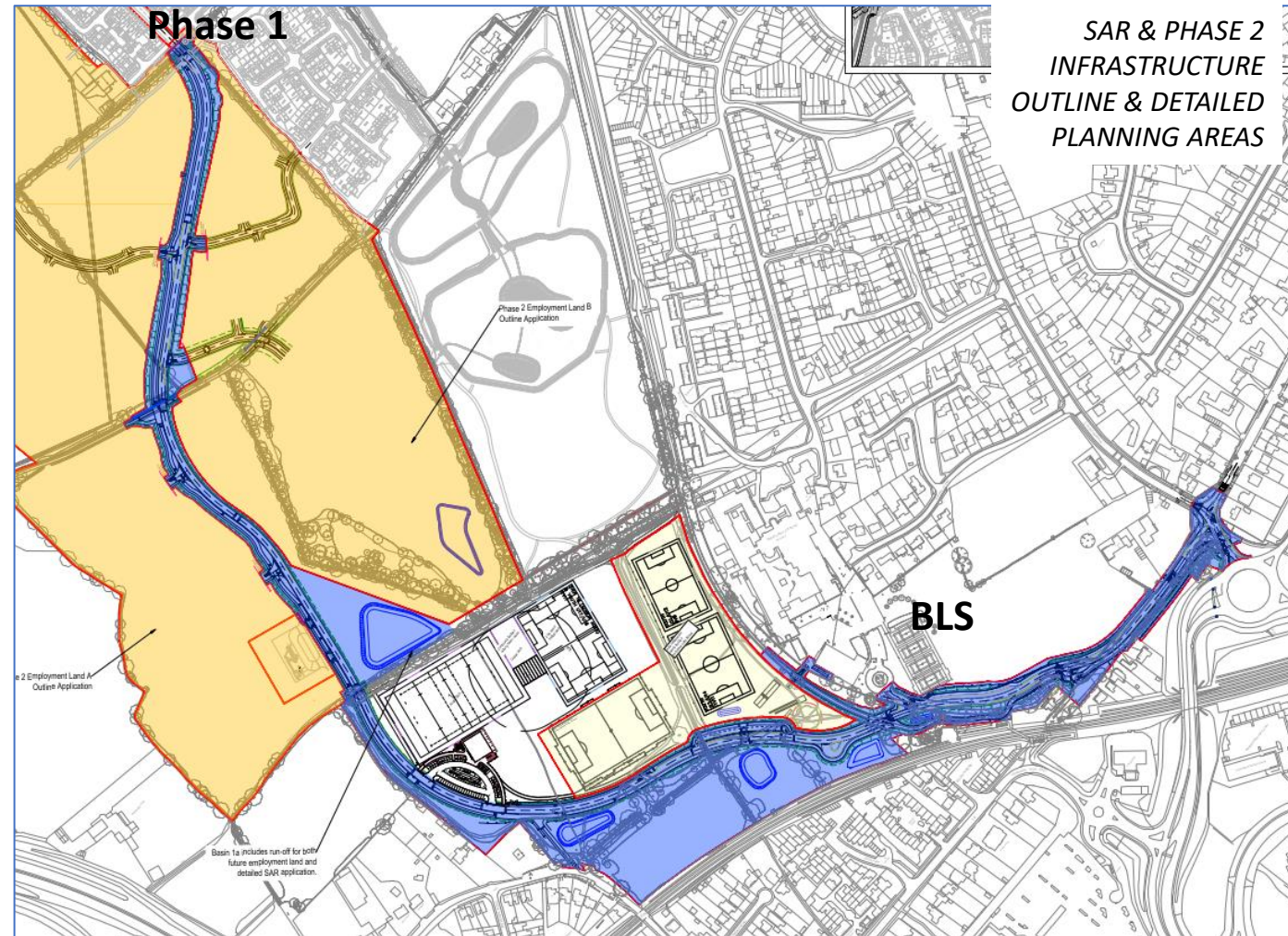




## Phase 2 - Southern Access Road - approved

The Southern Access Road (SAR) proposals, including the revised West Gate/Sherborne Road junction, where the subject of extensive discussions with National Highways, West Sussex Highways Authority and CDC.

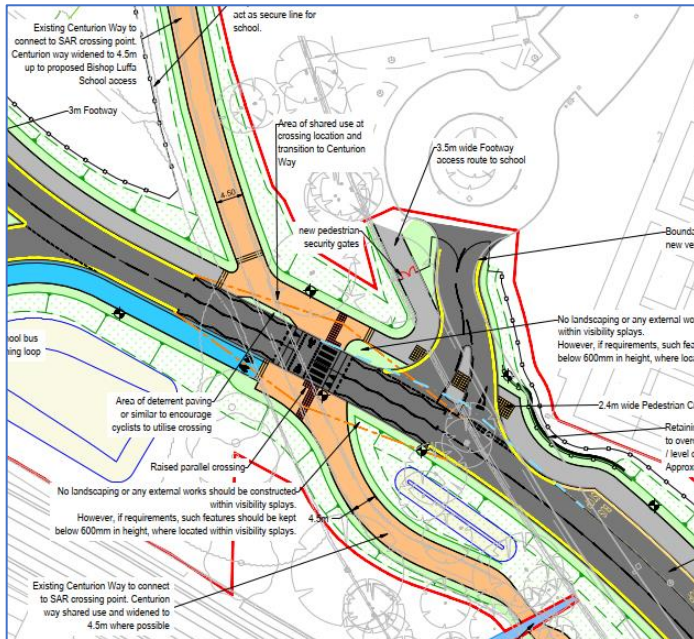
**None of these bodies have objected to the final proposals and CDC have resolved to grant permission in detail for the SAR.**



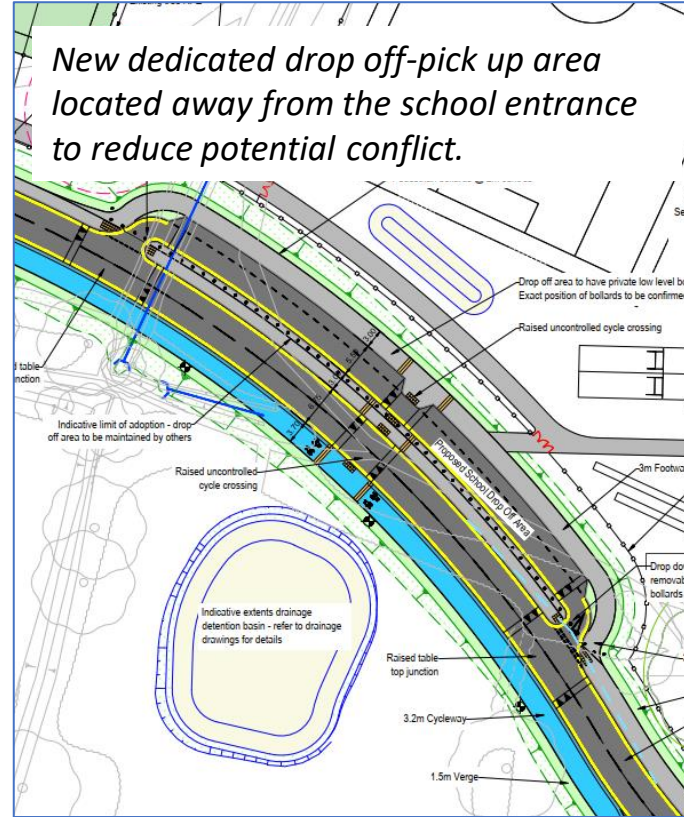


## Phase 2 Southern Access Road - approved

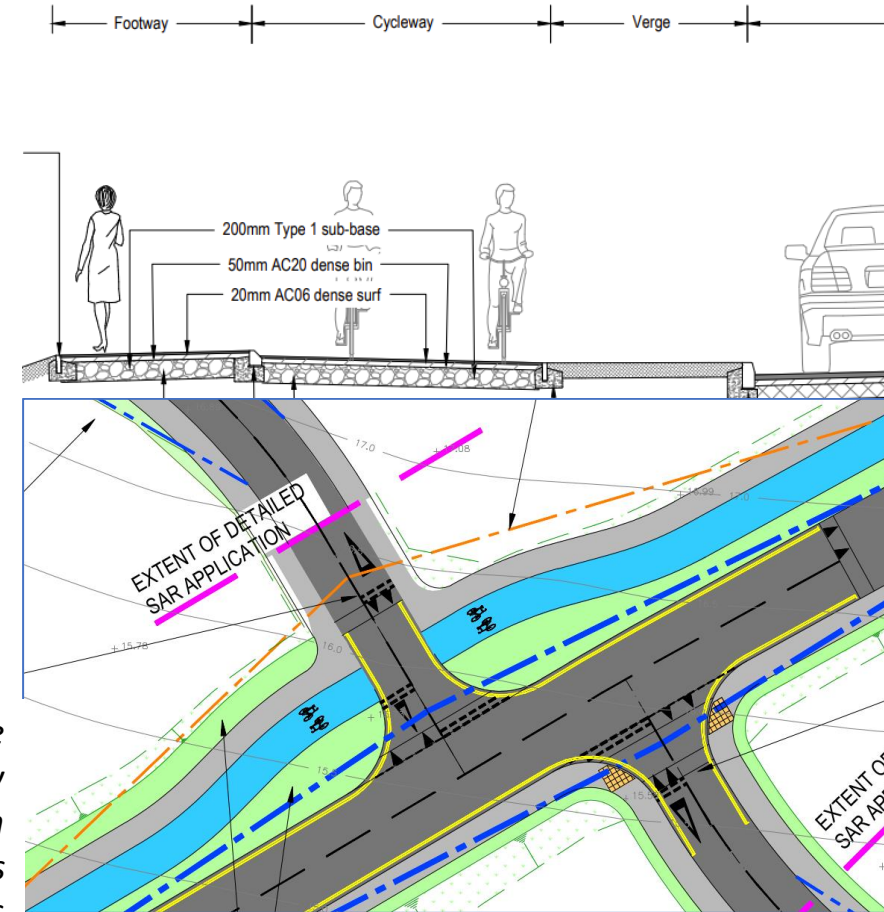
The SAR proposals have been designed to minimise the amount of existing school land required and to enable a deliverable and safe scheme. The proposals agreed by CDC and WSCC provide a new bus layby as well as improved pedestrian and cycle paths.



*Simplified access to school and priority crossing for cycles and pedestrians.*



*3metre wide segregated cycleway along phase 2 SAR with priority for pedestrians and cycles*



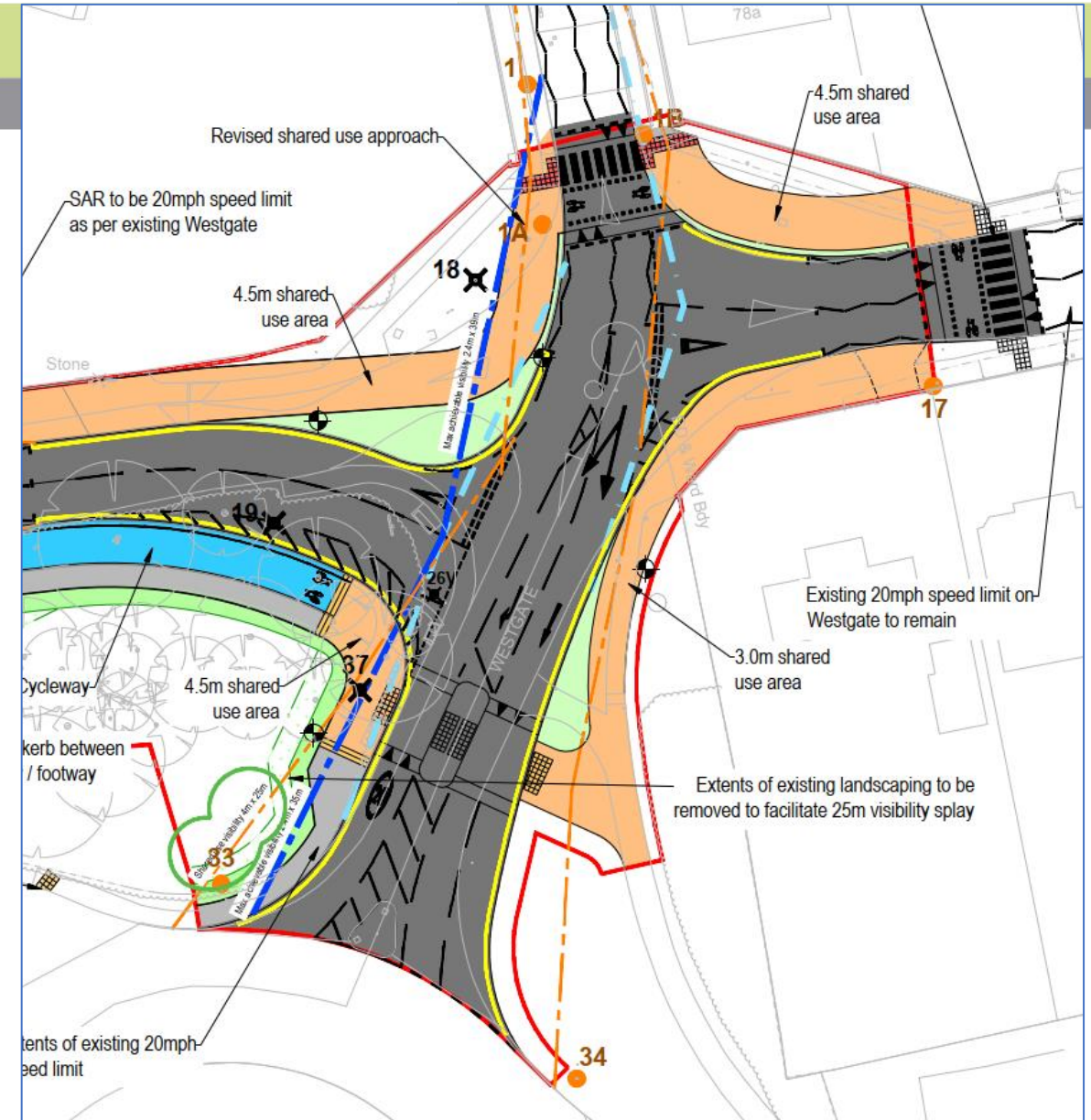


## Westgate Junction - approved

The junction arrangement provides the best option for all users taking account of site constraints, including extra wide pavements for shared cycle and pedestrian use and priority crossings, whilst still making sure the highway operates effectively.

Importantly it also delivers the Southern Access Road—a key requirement of the site allocation policy.

The proposed junction arrangement was subject to detailed independent safety audits and crucially **WSCC Highways have confirmed no objection and CDC have resolved to grant permission of the application, including detailed approval of the junction.**

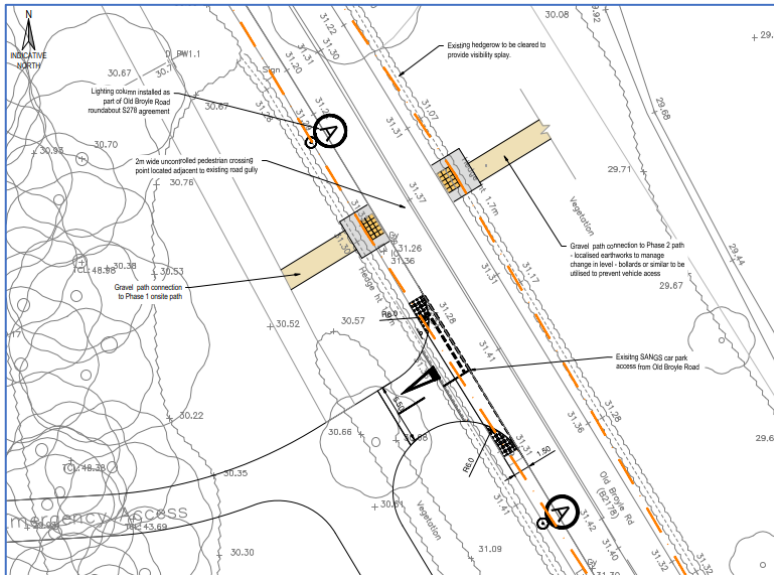




## Northern Country Park

The Northern Country Park is a key element of the proposals providing new opportunities for recreation and ecological enhancement and will become an asset for all the community to enjoy, whilst also helping direct dog walkers away from more sensitive coastal habitats.

We anticipate consulting in more detail on the designs for the Northern Country Park in the near future.



*Left; Northern Country Park Crossing point - Old Broyle Road uncontrolled crossing to northern park*



*Right; extract of landscape masterplan showing indicative Northern Country Park design*





## What's Next?

- Following resolution to Grant Permission Outline Approval in January by CDC, formal decision is anticipated to be issued in the coming weeks.
- Late Summer/Early Autumn 2024 - CLG meeting 2 – likely to be on our progress with Reserved Matters applications and seeking feedback on the Northern Country park designs and potential first residential phases.
- Wider public consultation anticipated autumn 2024 on first reserved matters, including country park and first detailed plans for phase 2 homes.
- Further 2x CLGs anticipated Winter 2024 /Spring 2025 on details of upcoming reserved matters – we will keep you informed of future dates.
- Commencement of construction on site anticipated to start in mid to late 2025 (subject to detailed consents). Will take time to deliver, including the 1.5km SAR and associated works with first houses being likely to be late 2026/early 2027.

### **Phase 2 Outline Formal Approval issued by CDC**

- SAR/Access approval in detail



### **Detailed Reserved Matters(RM) Applications for each phase submitted**

- Will be separate RM applications for individual parts of the site



### **Start on site**

- Likely to be SAR and Northern Country Park first alongside housing



Thank you for taking the time to join us this evening.

We are sure that after we finish you will think of questions you would have liked to ask, so please email these to a member of the project team and we will endeavour to get a response for you:

[southamptonplanningmail@slrconsulting.com](mailto:southamptonplanningmail@slrconsulting.com)

A copy of the presentation will be emailed out to all attendees shortly after the meeting.



Any Questions?