

Chichester Local Plan Examination in Public

Matter 7 - Strategic Development Locations (SDLS)

Policies 7/15/16/17/18

Draft Statement of Common Ground between

Linden Homes

Signed: 

Paul Thomas  
Associate, WYG obo Linden

Date: 29/09/14



Date: 29/09/14

Miller Homes

Signed: 

Paul Thomas  
Associate, WYG obo Miller

Chichester District Council

Signed:  

Position: Planning Policy Consultant  
and Design Service Manager

Date: 29/9/14

## 1. Introduction

1.1 The parties to this Statement of Common Ground (SoCG) are:

- Linden Homes
- Miller Homes
- Chichester District Council

1.2 The SoCG covers the Issues raised by the Inspector in her list of Matters and Issues under Matter 7 – Strategic Development Locations.

1.3 This Statement should be read in conjunction with each parties' own Hearing Statements submitted in respect of Matter 7 which sets out a detailed response to each of the Inspector's questions.

## 2. Inspector's Questions

1. *Are the locations and boundaries of the four SDLs justified by robust evidence, taking account of all environmental and infrastructure constraints?*

2.1 In relation to the West of Chichester site it is agreed that the site's location and boundaries take into account all of the environmental and infrastructure constraints that the District is subject to.

2.2 It is agreed in relation to flood risk, the site is the least constrained of all the SDLs and with respect to SPA mitigation the site is the only SDL capable of delivering a significant (circa 45ha) Country Park which new and existing residents will benefit from using.

2. *Is the scale and mix of development proposed in each of the SDLs (in Policies 15, 16, 17 and 18) based on a rigorous assessment of capacity?*

2.3 It is agreed that the scale and mix proposed in the West of Chichester SDL is based on a rigorous assessment of capacity. The masterplan for the site demonstrates that 1600 units on the site are achievable and deliverable together

with the Country Park, Local Centre, Primary School, Employment Area and other infrastructure.

- 2.4 It is agreed that the recently adopted Concept Statement provides a useful tool for guiding the development of the masterplan for the site and Linden and Miller Homes are supportive of the document in principle. Linden and Miller's concerns regarding the document relate to specific points of detail however these are not fundamental to the successful delivery of the site.
- 2.5 In relation to land to the north of Old Broyle Road it is agreed that it would be possible for this land to be used for recreation, in order to enable maximum flexibility for the masterplanning of the site. The current masterplan can accommodate 1600 homes without the use of this land.
3. *Does the evidence demonstrate that the timing and phasing of development in each of the SDLs is viable and deliverable as set out in the housing trajectory?*
- 2.6 It is agreed that the timing and phasing of development for the West of Chichester site is viable and deliverable.
- 2.7 It is agreed that subject to the provision of an on-site wastewater treatment plant development on the site could start before 2019.
4. *Is the level of detail set out in Policies 15 – 18, together with the masterplanning requirements in Policy 7, sufficient to meet the requirements of the NPPF paragraphs 154 and 157?*
- 2.8 It is agreed Policies 7 and 15 are sufficient to meet the requirements of NPPF paragraphs 154 and 157.
5. *Do the masterplanning requirements set out a robust framework for taking development forward, including provision for public engagement?*
- 2.9 It is agreed that the masterplanning requirements set out a robust framework for taking development forward, including provision for public engagement.

6. *Are the SDLs supported by detailed and robust evidence of highway infrastructure planning?*
  - 2.10 It is agreed that the West of Chichester SDL is supported by detailed and robust evidence of highway infrastructure planning. It is agreed that the site can be delivered without severe impacts on the local and strategic road network.
7. *Does the evidence demonstrate that issues of funding, viability and timing of A27 junction improvements have been satisfactorily addressed?*
  - 2.11 It is agreed that the evidence accompanying the Local Plan addresses the issues of funding, viability and timing of A27 junction improvements.
9. *Have constraints to development presented by restrictions in wastewater treatment capacity been addressed in sufficient detail to ensure that development on the SDLs can be delivered?*
10. *Have risks to delivery been rigorously examined and are contingencies in place to avoid any potential [wastewater] “showstoppers”?*
  - 2.12 It is agreed that constraints to development presented by restrictions in wastewater treatment capacity have been addressed in sufficient detail to ensure the West of Chichester SDL can be delivered.
- 2.13 Linden and Miller Homes are proposing an on-site wastewater treatment plant as its preferred option. This, together with the Tangmere alternative option, provides suitable comfort that the West of Chichester SDL can be delivered. The route for the sewer has been identified and costed in broad terms, and shown to be economically viable as a cost to be borne by the development. These comments are made without prejudice to Linden and Miller’s representations on the emerging CIL Charging Schedule.

2.14 It is agreed that the West of Chichester site has the potential to make a valuable contribution towards the Council's urgent need to deliver housing over the next 5 years.