


Chichester Local Plan Examination in Public

Matter 7 - Strategic Development Locations (SDLs)

Policies 7/15/16/17/18

~~Draft~~ Statement of Common Ground between

The Church Commissioners for England

Signed:  FOR AND ON BEHALF OF THE CHURCH Position: PARTNER, CARTER JONAS, 1 CHAPEL PLACE, COMMISSIONERS FOR ENGLAND LONDON W1F 0BG
Date:


Seaward Properties Ltd

Signed:  Position: Land & Planning Director Seaward Properties Ltd.
Date:

Bloor Homes

Signed:  Position: STRATEGIC LAND DIRECTOR
Date:

Chichester District Council

Signed:  Position: Planning Policy Conservation and Design Service Manager
Date: 18th September 2014

1. Introduction

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

- The Church Commissioners for England.
- Seaward Properties Ltd.
- Bloor Homes Ltd.
- 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.

2. Scale, Location and Quantum of Development

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

2.1 The parties to this SOCG have been in close dialogue over the location and boundaries of the Tangmere SDL and CDC has submitted a Statement dealing with this issue (CDC/07/Matter 7).. The Local Plan evidence base sets out the environmental features and constraints around the edge of Tangmere as well as the infrastructure constraints, and these are referred to in the Sustainability Assessment (SA) (CD-03 Page 125).

2.2 With regard to infrastructure, there has been significant work on the capacity of the A27 strategic highway route, and the definition of a strategy to increase capacity on the route at the various pinch point junctions around Chichester (CD18a and b – Transport Study of Strategic Development Options and Sustainable Transport Measures, Jacobs, March 2013).

2.3 The landowners and promoters of the Tangmere SDL were part of the commissioning body for that Study which was prepared with the Highways Agency's input, and defined a set of targeted, costed measures to be taken to increase capacity at certain junctions around Chichester.

2.4 There has been close working with Southern Water to understand foul drainage capacities across the southern part of the District in relation to the planned growth at the SDLs and elsewhere. This issue is dealt with in CD15 – Position Statement on Wastewater and Delivering Development in the Local Plan (Jan 2014).

Issue: 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?

- 2.5 The scale of development proposed at Tangmere SDL includes 1,000 new homes plus community facilities and infrastructure including a primary school, recreation and open space. The landowners and promoters at Tangmere have worked closely with officers to define the nature and scale of development and have carefully considered capacity within the allocated area (please see page 8 of CDC's Statement on Matter 7, Document CDC/07/Matter 7).
- 2.6 All three of the consortium organisations are members of the Neighbourhood Plan Steering Group and are fully involved in the production of the Tangmere Neighbourhood Plan. The Neighbourhood Plan and masterplanning for the SDL site (in accordance with Local Plan policy 7) will add detail to the site specific requirements of Local Plan policy 18 concerning the Tangmere Strategic Development Location which proposes that the SDL will accommodate;
- 1000 homes
 - Community facilities, possibly including a new village centre and enhanced recreation, primary education and healthcare facilities and small scale business uses.
 - Open space and green infrastructure.
- 2.7 Therefore, there is in place a formal planning process, acting on the provisions of the proposed policy 18, which will deliver appropriate development for the future of Tangmere. However, until such detailed work on community needs is completed the exact type, scale and mix of development is not finalised. We believe that policy 18 provides the required flexibility for the Neighbourhood Plan and masterplan to define and address local needs in the development of the Tangmere SDL. This is a normal sequence of events in the planning process.
- 2.8 Based on the experience of each of the consortium members in delivering large mixed use neighbourhood schemes, it is the view of the consortium that there is sufficient land defined within the proposed Tangmere SDL to deliver the requirements of policy 18.
- 2.9 Depending on the complexity of any Strategic Site and associated infrastructure, a Gross to Net Ratio of between 65% to 50% can be used to assess the capacity and deliverability of the residential element. The Gross Development Area (GDA) is 77 Ha / 190 acres. Taking the greatest reduction of 50% Gross to Net would leave circa 38.5 Ha / 95 Acres, or an average density of 26 dwellings per hectare/ 10.5 dwellings per acre in the delivery of 1,000 dwellings across the SDL .
- 2.10 Discussions are ongoing between the Parish Council, District Council and the consortium over the opportunities of combining the proposed new 1FE Primary School, with the existing Primary School within Tangmere to form a new build 2FE within the Strategic Development Location.
- 2.11 Staying with the 50% reduction from Gross to Net and allowing for circa 2ha of land to serve a new 2FE, would leave circa 36.5 ha / 90 acres, which allows sufficient space for the infrastructure requirements including roads, surface water drainage and the contingent proposals for on-site treatment of foul drainage in the eventuality that planned increases in the capacity of the Tangmere WWTW are not delivered by the target date of 2019 (as included within Southern Water's investment programme). The exact Settlement Boundary for the west of the site will be defined through the Neighbourhood Plan or Site Allocations Document.

Issue: 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?

- 2.12 As noted, the SDL at Tangmere is being promoted by three partners of the Consortium and their respective consultancy teams in conjunction with the District Council and Parish Council. To inform this section of the Statement of Common Ground, an indicative timeline has been set out charting the projected delivery of the SDL through the planning process, implementation and construction.
- 2.13 As per Appendix 4 of the submitted Local Plan, CDC expect to see housing completions starting at the Tangmere Strategic Location in 2019, with 100 houses completed and occupied by March 2020.
- 2.14 The following timetable is indicative and assumes that planning permission is granted by CDC, with no Appeal required.

Time Period	Activity
Summer 2014 – Winter 2015	Ongoing pre-application discussions with Parish Council/ Neighbourhood planning process, service providers and stakeholders.
Spring 2015	Completion of background studies and formation and submission of an Outline Planning Application post adoption of Local Plan.
Summer 2015	Determination by CDC and Resolution to Grant
Autumn 2015	S.106 Agreement Completed
Winter 2015	Submission of Reserved Matters Application
Spring / Summer 2016	Approval of Reserved Matter Application(s)
Autumn 2016	Completion of Discharge of Conditions
Spring 2017	Preliminary works start on site
Winter 2017 / Spring 2018	Housing construction commences
Winter 2018 / Spring 2019	First Housing completions and occupations

- 2.15 In respect of build-out rates, with the SDL controlled by three separate members of the consortium it is highly probable that there will be more than one outlet / developer on site at any one time. Excluding affordable housing completions, the delivery of the trajectory set out within Appendix 4 of the Submitted Local Plan, would require the completion and sale of on average 50 dwellings per outlet with two developers, and of course fewer should there be three outlets at any one time.

- 2.16 While it is recognised that throughout the course of the build out of the SDL there will be fluctuations within the completion rates, with some years yielding higher and some potentially lower than the average 100 dwellings depending on market conditions and the number of outlets, to average 100 completions where there is three active parties within the consortium is considered to be realistic
- 2.17 Precise trigger points for social and physical infrastructure delivery will be agreed as part of the planning application process, with the inputs received from the neighbourhood planning process that is ongoing.

Issue: Do the masterplanning requirements set out a robust framework for taking development forward, including provision for public engagement?

- 2.18 The Consortium members have been working closely with officers of the District Council as well as Tangmere Parish Council in the progression of the allocation and its translation into the emerging Neighbourhood Plan for Tangmere.
- 2.19 The members of the Consortium are engaged in the preparation of the Neighbourhood Plan as members of the Neighbourhood Plan Steering Group and also take part in the series of Workshops that the Steering Group has established in order to progress the different elements of the Neighbourhood Plan (for example, Workshops on Housing, Employment, Recreation and Open Space, Historic Environment etc).
- 2.20 This consultation process is ongoing, with a series of events programmed to take place in the coming months. As part of this consultation process, the Steering Group will be refining the proposals concerning future education provision, formal recreation space and community facilities with the community and principal stakeholders in advance of detailed master planning. The Neighbourhood Plan will incorporate a 'Concept Statement' that will set out the framework principles for subsequent masterplanning work.

3. Highways Infrastructure

Issue: Does the evidence demonstrate that issues of funding, viability and timing of A27 junction improvements have been satisfactorily addressed?

- 3.1 The Council has commissioned and prepared reports on the planning and delivery of the A27 junction improvements including the Jacobs Study (CD18a and b – Transport Study of Strategic Development Options and Sustainable Transport Measures, Jacobs, March 2013). The Council has prepared a separate Statement on this issue, and more detail is provided at pages 14 and 15 of CDC's Statement on Matter 7 (CDC/07/Matter 7).

Issue: Have risks to delivery been rigorously examined and are contingencies in place to avoid any potential "showstoppers"?

- 3.2 The Council has worked closely with the Highways Authority and Highways Agency in assessing the risks to delivery and is satisfied that highways access to the SDL is achievable and that there are no insurmountable barriers to delivery.

4. Wastewater Treatment Facilities

Issue: Have risks to delivery been rigorously examined and are contingencies in place to avoid any potential "showstoppers"?

- 4.1 The Consortium and Council have worked with the statutory provider (Southern Water) to identify risks to delivery and are satisfied that there are no insurmountable barriers to delivery.
- 4.2 The Council understands that the Consortium has investigated the principle of on-site treatment of waste water in the eventuality that programmed improvements to the Tangmere WWTW are not capable of delivery. In this regard the Council states that it will be guided by the requirements of the statutory provider and confirms that as long as the statutory provider is satisfied that an adequate strategy for wastewater treatment is in place, the Council will in turn be satisfied.
- 4.3 The Consortium has submitted a separate Statement to Matter 7 to inform the Examination, appended to which is a Report that summarises the advice received to date in respect of the upgrade of the WWTW and the contingencies that could be brought forward if this upgrade does not come forward as envisaged.