

# Chichester District Local Plan

## Planning Concept Statement

### West of Chichester



Approved 8<sup>th</sup> July 2014

# Contents

## **Part One - Strategic Site**

- 1. Introduction**
- 2. Concept Statements**
- 3. Policy Context**
- 4. Introduction to the Strategic Site**
- 5. Vision Statement for the Strategic Site**
- 6. Opportunities and Constraints**
- 7. Development and Design Principles**
- 8. Infrastructure Requirements**

## **Part Two – Process and Delivery**

# PART ONE

The West of Chichester Strategic Development Location provides an opportunity for a sustainably planned residential extension to Chichester City forming a distinctive new neighbourhood incorporating a network of green links and public open spaces on the west side of the City. It is an opportunity to boost local housing supply, reveal important aspects of the city's heritage and enhance green infrastructure contributing to the evolution of the city and surrounding area through good urban design.

Whilst the Council is seeking to make the best use of land in the new Local Plan area, it must also ensure that the very special quality of its built and natural environment is given proper consideration. Working with local communities and the development industry, the Council looks forward to achieving a high quality development that makes efficient use of land, responds to the unique local context and integrates well with established neighbourhoods and communities.

## 1. Introduction

The new Chichester Local Plan identifies land to the west of Centurion Way on the west of Chichester city as Strategic Development Location allocated for a mixed development comprising housing, employment, a primary school, local shops, local sports facilities, community facilities, open space and green infrastructure.

**The Local Plan requires the development to be guided by a masterplan involving the active participation and input of all relevant stakeholders, including the Council, City Council, landowners, developers, the local community, service providers and other interested parties. This Concept Statement sets out the District Council's planning requirements for the site and, provides a basis for the approval of the ensuing masterplan.**

## 2. Concept Statements

A concept statement is a simple, clear expression of the kind of place that a new development should create. It sets out how the policies and objectives of the new Local Plan will apply to a specific site in order to deliver the best possible economic, social and environmental benefits. Concept statements are not detailed documents but provide more information for developers and the community than can be contained in statutory local plan policies or maps. The production of a concept statement for major sites is a key recommendation of the 1998 DETR publication Housing Layouts - Lifting the Quality. It suggests that the concept statement should begin the design process and be a forerunner to a planning brief. It should be imaginative, positive, ambitious, practical and open up design opportunities, and indicate how local plan policy and other guidance would be interpreted on a specific site.

The Concept Statements have been subject to stakeholder engagement and set out the Council's expectations for each site. Developers will need to respond to these and to the

commissioned evidence, and will also be expected to engage with the public and the Planning Service in the formulation of their proposals for development.

The Concept Statements need to be considered in the context of the new Local Plan vision and objectives, adopted local and national planning policy, the commissioned evidence base and other material considerations such as national guidance, best practice and emerging planning policy.

**The content of the Concept Statement will be used to inform the masterplan to be prepared for the site in accordance with Policy 7 of the new Local Plan and should be regarded as part of the preparation stage of the masterplan. It will carry due weight as a material consideration in negotiations with the developers and in the determination of any planning applications.**

The concept statement has been prepared following an independently facilitated stakeholder workshop with representatives from public sector agencies, the current development consortium, landowners, Officers and Members of the County, District and City Councils, representatives from residents associations and local amenity groups and other groups and agencies with an interest in the development of the site and the outcomes of that workshop have been taken into account in the formulation of this document. It aims to balance the aspirations and objectives of all of these groups with acknowledged best practice principles for the design and development of sustainable, high quality places whilst having regard to local and national planning policy.

### **3. Policy Context**

#### **3.1 National Planning Policy Context**

- 3.1.1 The National Planning Policy Framework (NPPF) at Paragraph 157 requires Local Plans to allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate.
- 3.1.2 The National Planning Practice Guide (NPPG) on Design [Section 5], identifies good masterplans and briefs as tools that can help achieve good design by setting out the strategy for a new development including its general layout and scale and other aspects that may need consideration. The process of developing masterplans will include testing out options and considering the most important parameters for an area such as the mix of uses, requirement for open space or transport infrastructure, the amount and scale of buildings, and the quality of buildings.
- 3.1.3 The NPPG also states that masterplans can show these issues in an indicative layout and massing plan where the shape and position of buildings, streets and parks is set out. Masterplans can sometimes be submitted for outline planning permission or they can be adopted as local policy requirements.

## 3.2 **Local Plan Context**

- 3.2.1 Policy 15 of the draft Chichester Local Plan Key Policies document allocates the land for mixed development, comprising 1,600 (1,000 during the Plan Period) homes, a community hub, employment land, open space and green infrastructure. The policy requires that development is masterplanned in accordance with Policy 7 in the draft Plan, and sets out a number of site-specific requirements to be considered in planning and developing the site. These key requirements are expanded in detail in this Concept Statement. A copy of draft Policy 15 is provided at Appendix 1.

## **4. Introduction to the Strategic site**

- 4.1. The site is directly adjacent to the western edge of the Chichester city settlement boundary and is located north of the A27, bounded to the east by the alignment of Centurion Way on the route of the former Chichester to Midhurst railway line and now a Sustrans cycle route, the railway line to the south and Old Broyle Road and Brandy Hole Lane to the north and is intersected by Old Broyle Road and Newlands Lane/Salthill Lane. The allocated land extends over parts of the Parishes of Chichester City a small area south of Brandy Hole Copse is with Lavant Parish. It is between 1.5 and 2.5 km west of the City Centre, to the north of the site there is the Local Nature Reserve of Brandy Hole copse and to the South of the site below the A27 is Chichester Harbour. It is bounded to the West by rear gardens to housing in Pine Grove and agricultural land in different ownership that does not form part of the site.
- 4.2. The land slopes gently down from north to south and is framed to the north by a backdrop of the South Downs. To the north the land is bounded by the Chichester Entrenchment and Brandy Hole Copse.
- 4.3. The site covers an area of approximately 121 hectares and largely comprises agricultural land split into three parcels. The first is north of Old Broyle Road and adjacent to Brandy Hole Copse. The second is south of Old Broyle Road and north of Newlands Lane/Salthill Lane. The third parcel is south of Newlands/Salthill Lane and north-west of Bishop Luffa School.
- 4.4. The arable fields are open or contained by hedgerows and woodland copses. Ephemeral ditches (shallow, predominantly dry ditches that are occasionally wet) run parallel to a number of the hedgerows/woodland copses. More significant areas of woodland lie adjacent to the northern and western boundaries of the site, including Brandy Hole Copse. The whole site is currently subject to an Entry Level Stewardship Scheme (ELS) operated by Natural England.
- 4.5. The site contains only a few buildings, principally 1 to 4 Newlands Cottages, 82 and 84 Newlands Lane, White House Farm, Old Broyle Road (Grade II Listed), 1-3 White House Farm Barns, Old Broyle Road and 1 and 2 New Cottages, Old Broyle Road, and a group of disused grain storage barns roughly in the centre of the site . There are a number of trackways and public footpaths that cross the site.
- 4.6. The site does not present any major issues of flood risk. In landscape and visual terms, it is relatively self-contained with limited views to the wider countryside but strong visual connections with the City, including views of the Cathedral spire. There are no significant long distance views into the site from the South Downs or from areas to the south and west. Views of the spire have been identified as a key opportunity for the site to provide new public open space with sight lines oriented on the City centre which will be incorporated into the scheme at the masterplanning stage.
- 4.7. Development proposals will need to have particular regard to a number of designated natural and historic features including: the Brandy Hole Copse Local Nature Reserve , and ancient woodland to the north of Old Broyle Road; remnants of the late Iron Age; Chichester

'Entrenchments' (a Scheduled Monument), also to the north of old Broyle Road,; and an archaeological priority area embracing a non-designated linear feature (Hook Dyke) crossing the southern part of the site. As well as Brandy Hole Copse, there are also two areas of ancient woodland to the south of Old Broyle Road: Upper Rouse Copse to the west of Salthill Park/ north of Salthill Lane, and Lower Rouse Copse to the south of Salthill Lane crossing the southern part of the site.

4.8 Figure 1 shows the extent of the Strategic Location and Figure 2 shows the relationship of the Strategic Site relationship to the City and potential connectivity.

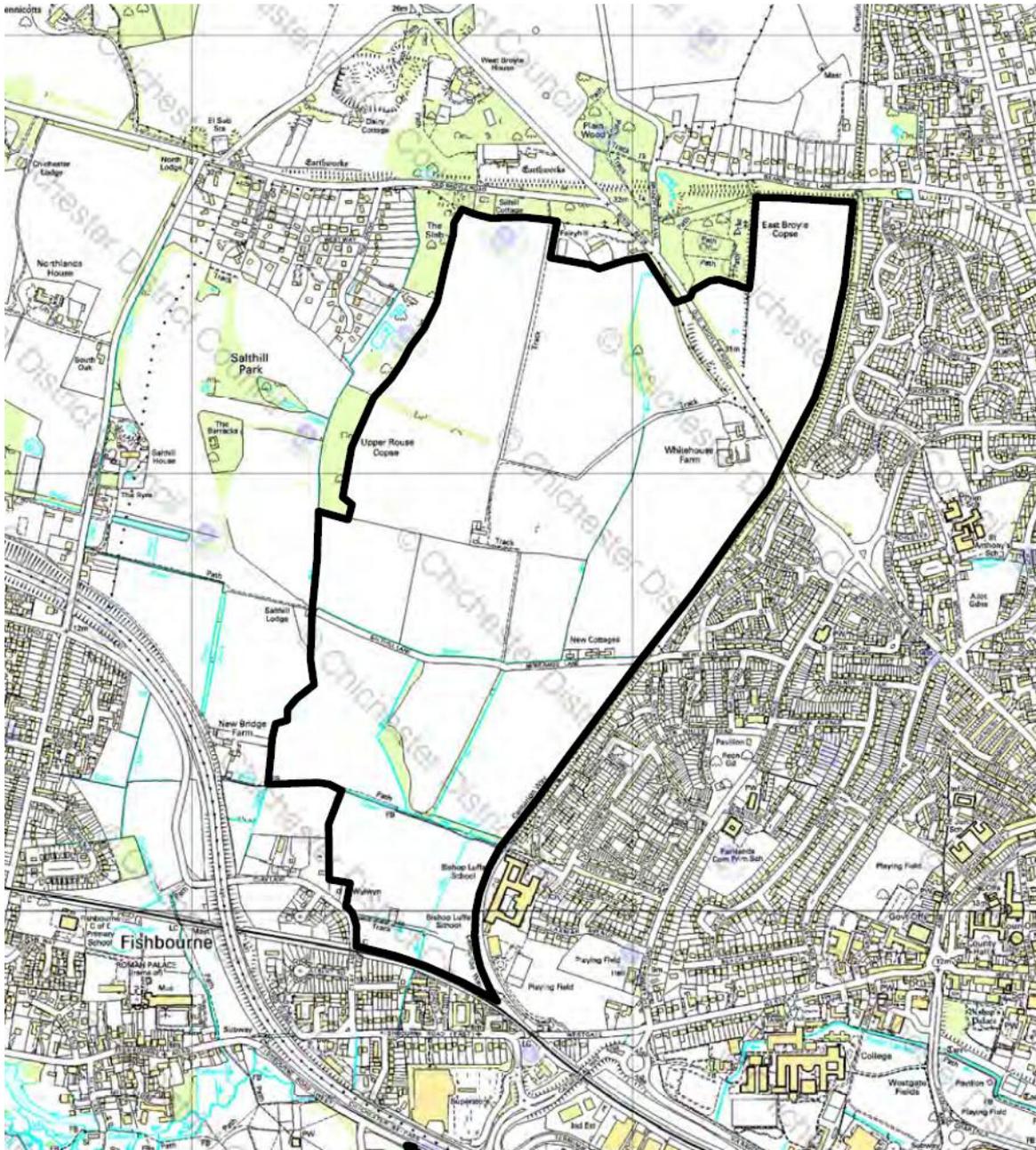


Figure 1 – Strategic Site boundary

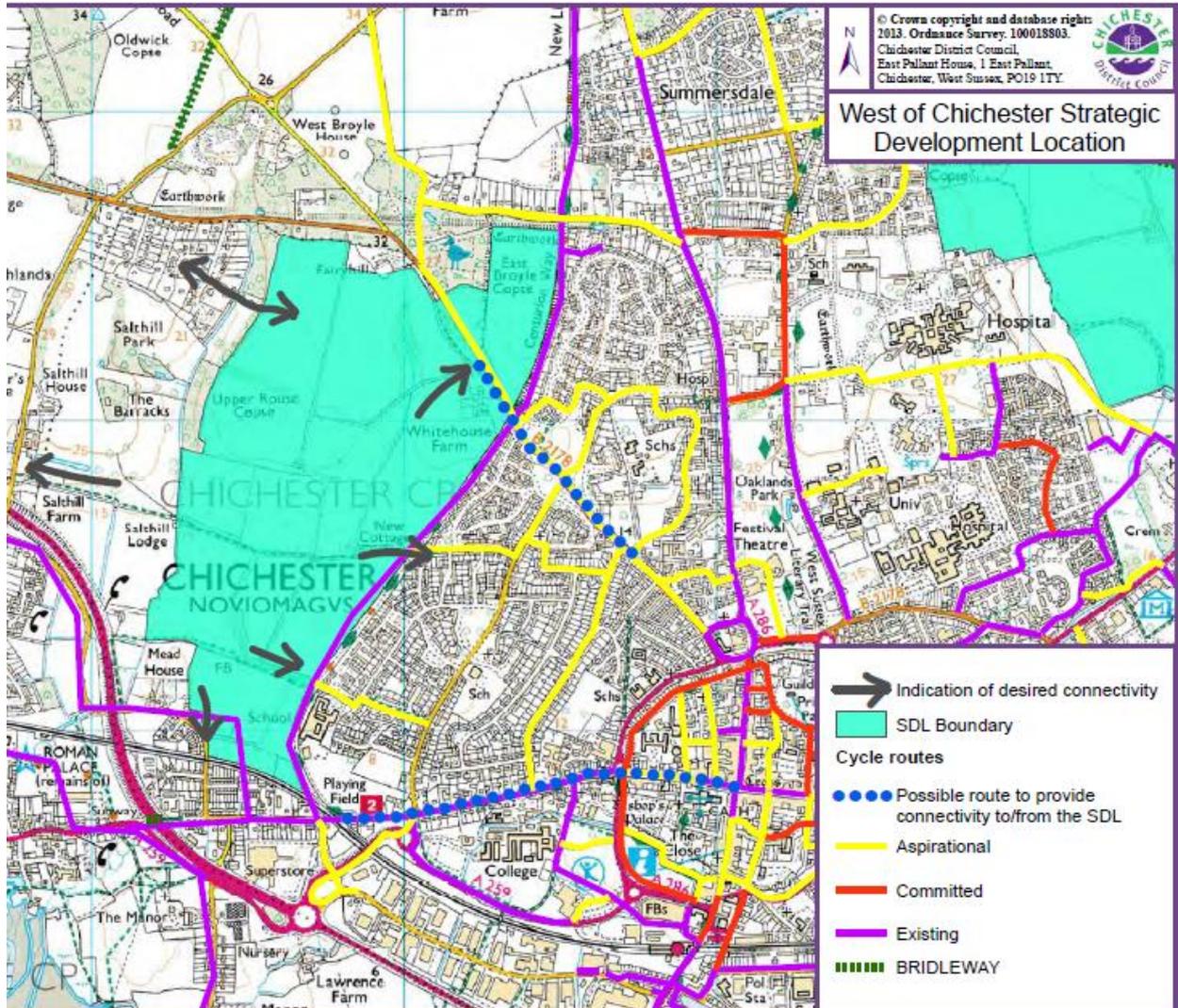


Figure 2: Map showing the relationship of the Strategic Site to the City and potential connectivity.

## 5. Vision Statement for the Strategic Development Location

West of Chichester offers an opportunity to create a place of design and environmental excellence providing the highest quality living environments that will reflect and enhance the best of Chichester. The new neighbourhood will be part of Chichester with a strong sense of itself. Designed to meet the local needs of existing and future residents, it will be part of the City and also distinct in its own right.

It is expected that the development should support a mixed, multi-generational community by providing a variety of house and garden types and sizes supporting a good wide range of local facilities all delivered with an emphasis on high quality architecture to match the city's finest neighbourhoods.

The Council's vision is for the development to promote a healthy and active lifestyle where people can cycle and walk safely and directly to work, school and Chichester and Fishbourne stations. Close to and well integrated with city centre amenities and transport links, with the open countryside on its doorstep it will be an attractive, environmentally and ecologically sustainable, friendly, inclusive, walkable and well connected neighbourhood of Chichester City.

Drawing on the landscape, historic field patterns, ecological networks and the site's historic setting the development will not be just a suburb, but will retain many of the existing positive, mainly rural, qualities of the site sustaining and enhancing its natural assets to create a community that integrates into the existing environmental framework.

## 6 Opportunities and Constraints

Achieving the most appropriate design approach will require detailed examination of the site context. Prospective developers will be expected to demonstrate, through character appraisal and a thorough understanding of the evidence base, how their proposed scheme responds to the site.

However, it has to be recognised that the development of the West of Chichester site will present some significant challenges:

- Managing the transition between the built-up area, sensitive habitats, ecological buffers and the open countryside through the careful management of densities and built form, and the character of open space;
- Retaining key views of the city and cathedral;
- Ensuring that the proposed development respond sensitively to and connects with the city and adjacent neighbourhoods;
- Protecting areas of ancient woodland and historic hedgerows;
- Managing the relationship between built development and surrounding infrastructure; and
- Providing certainty about flood attenuation and the ongoing management of water bodies on site, such as the chalk streams, watercourses and drainage channels.

The development proposals for White House Farm should address all of these factors and demonstrate how the ongoing design and management of the site will ensure continued attention to delivering a high quality outcome. The requirements of “Building for Life” should be taken into account in preparing applications for the site.

### 6.1 Context/Landscape Setting

6.1.1 The site is located within the South Coast Plain comprising a predominantly a flat and open landscape which provides a diverse range of habitats. The fertile soils have given rise to a dense pattern of large productive arable fields and the benign climate makes the area attractive to market gardening. The landscape is exposed in places to sea winds and floods and arable land is defined by poplar shelter belts, low hedgerows and rife and ditch drainage systems. Although woodland is not a dominant feature in the landscape there is localised remnant semi-natural broadleaved woodland as well as windswept oak trees and scrub. Large Elm trees which where once common features in the landscape have now been lost to Dutch Elm disease. Looking north from the Coastal Plain there are long views to the sweeping slopes of the South Downs balanced by long panoramic views from the hill tops and slopes of the Downs over the flat Coastal Plain and out to sea.

6.1.2 The site is located within the Ashlings Upper Coastal Plain character area, representing a transitional landscape characterised by strong networks of hedgerows, hedgerow trees and woodlands enclosing small to medium-sized fields. There are few urban influences in much of the area and as a result, it retains a mostly undeveloped, rural character

## 6.2 Historic Environment

6.2.1 It is often a place's heritage that makes it special. That distinctiveness not only gives local people a sense of belonging or identity and a feeling of pride in a place, but it can help to attract investment to an area. Heritage can also be a powerful tool for delivering regeneration and providing space for business, community facilities and other activities. By its very nature local heritage is valued by its community and therefore it is important for it to be protected at the most local level by those who treasure it most.

- Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework's drive to achieve sustainable development. The appropriate conservation of heritage assets forms one of the 'Core Planning Principles' that underpin the planning system.
- The new Local Plan identifies the historic environment as one of the environmental assets that is the key factor in attracting residents, inward investment and tourism. It aims to enhance and protect the environment by requiring development to safeguard and enhance the special qualities of important assets. Policy 15 makes specific provision for the conservation, enhancement and better revealing of the significance of heritage assets affected by development of the West of Chichester Strategic Development Location. Policy 47 lists criteria that should be met in the general provision of conservation and enhancement of the special interest and settings of designated and non-designated heritage assets through development.
- Key elements of the historic environment that might be affected by development include the Chichester Entrenchments, the historic city of Chichester, the Chichester and Fishbourne Conservation Areas and Listed Buildings at Whitehouse Farm, Salthill Lodge and Clay Lane.
- The strategic site extends over a part of the West Sussex coastal plain that has been demonstrated to have been particularly favourable to settlement, and it should be presumed to contain evidence of occupation and for utilisation of the land through farming and exploitation of natural resources from the remotest prehistoric period until modern times.

6.2.3 In order to enable proper consideration of the effect of the development on its historic environment it will be necessary to provide an assessment of the significance of all heritage assets, whether designated or non-designated, known or inferred. Where appropriate this should be followed by suitable archaeological field evaluation (NPPF 128).

6.2.4 It is likely that any development proposal for the strategic site will be required to include suitable specific proposals for the mitigation of harm or loss to the significance of any archaeological interest or other heritage assets that it contains.

## 6.3 Environment and Ecology

6.3.1 The site consists of predominantly large arable fields contained by hedgerows and woodland copses, with some smaller fields of semi-improved grassland. Seasonally wet ditches run parallel to a number of the hedgerows/woodland copses. It is within 1.3km of the Sussex

Downs National Park and 340m from the Chichester Harbour Area of Outstanding Natural Beauty (AONB). Preliminary visual appraisal confirms that views from the AONB will be limited by intervening built form and road infrastructure, whilst the dense areas of vegetation within and surrounding the site ensure that views from even the elevated parts of the National Park will not be available. Significant areas of broadleaved woodland lie adjacent to the northern and western boundaries of the site, including Brandy Hole Copse. To the north-west and north, the site is bounded by dense areas of woodland, which all but restrict visibility beyond the immediate site boundary, except for very occasional glimpse views obtained by those using local roads and footpaths.

6.3.2 The site is not covered by or directly adjacent to any international or national statutory designation however, the Chichester Harbour SSSI is within 2km of the site. The entire site is included within the Fishbourne and Chalk Stream Biodiversity Opportunity Area, which represents a priority area for the delivery of the Biodiversity Action Plan targets. The area was designated due to the chalk streams and their watersheds which include fresh water, wet grassland, fen and carr, and it is also important for water vole. There are three Sites of Nature Conservation Interest within approximately 2km of the site, but the nearest is over 0.5km away. Also within 5km of the site there are:

- Chichester and Langstone Harbours Special Protection Area (SPA) and Ramsar Site, which also includes the Solent Maritime Special Area of Conservation (SAC). These designations lie approximately 0.7km to the south of the site at their closest point.
- Kingley Vale SAC, which lies approximately 4.2km to the north-west at its closest point to the site.

6.3.3 Notable habitats within the site include broadleaved woodland (including some ancient woodland), small copses, individual mature trees, species-rich hedgerows (some of which qualify as 'important' under the Hedgerows Regulations 1997) and relatively diverse marshy grassland. Other habitats of lesser importance, but which add to the diversity of habitats, are semi-improved grassland and seasonally-wet ditches. These and other habitats within the site also support, or have the potential to support, protected species.

6.3.4 The habitats present within the site do not pose an 'in principle' constraint to development. However, in line with national and local planning policies, the development should aim to retain a network of locally valuable habitats within the site's open spaces, which incorporate new habitats of ecological value.

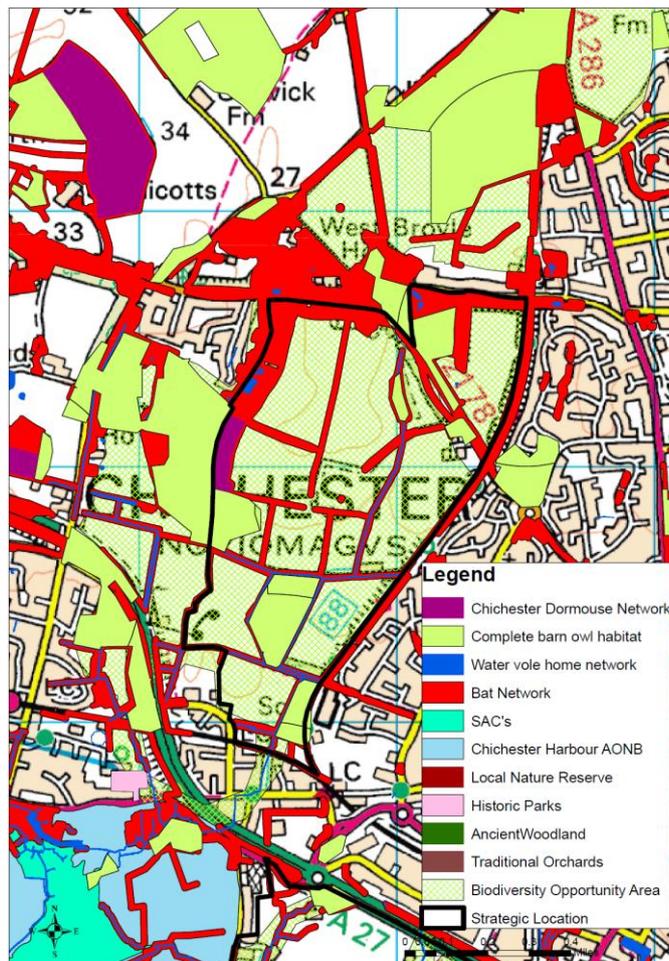
6.3.5 An Extended Phase 1 Habitat Survey was undertaken in April 2008 (updated April 2012). Further detailed Phase 2 Surveys undertaken in 2012 and 2013 provided an opportunity to assemble a complete and robust baseline for Ecological Impact Assessment. The detailed surveys undertaken are as follows:

- Hedgerow survey;
- Detailed botanical surveys;
- Bat roost assessments – trees and buildings;
- Bat activity surveys – transect surveys and automatic detector surveys;
- Breeding bird survey;

- Dormouse survey;
- Badger survey;
- Water vole survey;
- Great crested newt survey;
- Reptile survey; and
- Invertebrate scoping assessment.

6.3.6 The populations of protected/notable species supported by the site is listed below and is based on a combination of records received from the desk study, the findings of targeted Phase 2 surveys and incidental observations of species noted while undertaking unrelated field surveys.

- Bats (various species);
- A number of protected and notable bird species;
- Wood mice;
- Water voles;
- Smooth and Palmate Newts; and
- Reptiles – Slow worm, common lizards, grass snake.



**Figure 3** West of Chichester wider ecological network

## 6.4 Drainage and Surface Water

- 6.4.1 There are existing and potential land drainage issues that will need careful consideration. At the same time there may be opportunities for environmental improvement as well as reducing flood risk.
- 6.4.2 In general terms there are two major routes for water to reach the harbour, one on the east side and one on the west, although there may be some obsolete cross linking. It is believed that the eastern watercourse discharges through the Parkland Estate (via Newlands Lane) and any increase in flow here would be unacceptable. Similarly the western ditch/stream could, if additional flows were experienced, result in backing up and possible flooding of the A259 and the railway, as well as the eastern side of Fishbourne.
- 6.4.3 Climate change issues will also need to be addressed, especially as more intense periods of rainfall are expected - although little change in annual volume of rainfall is anticipated. Future sea level rise is also a genuine concern and proven phenomenon, steps must be taken on any new development to ensure that "tide locking" (i.e. the prevention of water flow because of high tide levels) is minimised/avoided. Whilst this is not so much an issue it is likely that it will become so in 50-100years' time, therefore adequate space must be provided for the safe storage/retention of water to protect from any adverse effects from these circumstances.
- 6.4.4 Whatever systems are designed to deal with these issues the solution must be sustainable and easily maintained, if environmental benefit can be achieved, it would be a bonus that should be fully explored.
- 6.4.5 If on-site Waste Water Treatment is to be considered it will be necessary to demonstrate no adverse impact on the environment within the site and beyond, especially Chichester Harbour. The potential impact of increased flows in land drainage channels both on and away from the site will need to be taken into consideration and adequate mitigation provided.
- 6.4.6 The site does provide opportunities to maximise use of ambient energy and resources and also dealing with drainage onsite through use of sustainable urban drainage (SUDS) and onsite waste water treatment works subject to mitigating any impact on drainage flows across the site.

### **Key opportunities presented by the proposed development include:**

- **Potential to create a new hub for the community with a mix of facilities and services supporting a variety of activities, including provision of new community, educational and health facilities and areas where people can meet and interact serving the new and adjacent existing communities;**
- **Potential to address local housing needs, through the provision of a mix of housing types and sizes including affordable to promote a genuinely mixed community reflecting existing communities of Chichester;**

- Robust green infrastructure network, including provision of 'alternative recreational space' to mitigate recreational impacts on Chichester Harbour, to provide a new and high quality open space resource for the city
- new playing pitches for Bishop Luffa school, to the south, which could provide a shared resource for the wider community
- enhancement of existing ecological habitats.
- Opportunities for environmental improvement that can contribute to reducing flood risk;
- Creation of a compact and sustainable community with its own distinctive sense of place, using local materials and reflecting the architectural heritage of Chichester and surrounding villages within the wider rural area;
- To create a new part of the city, integrated with adjoining development;
- Opportunities to use existing features to form the initial links in any sustainable transport network. Newlands Lane, Centurion Way and associated access points and some hedge lines and drainage systems can be used as potential lines for safe pedestrian and cycle routes;
- Improved circulation and an opportunity to review and improve dangerous junctions off site. Improvement to the currently limited connections between city and site by enhancing those that exist with minimum disruption to the surrounding neighbours/neighbourhoods including the school;

**Potential constraints affecting the site include:**

- Existing vegetation, watercourses and topography and particularly areas of fluvial and surface water flood risk within the site and the sensitivity of this area to ground and surface water problems requiring a robust and comprehensive approach to flood risk management and surface water drainage;
- Impacts of climate change including vulnerability to sea level rise and concerns that this could result to "tide locking" and need to accommodate potential periods of intense rainfall;
- Heritage assets within and close to the site including the potential for hitherto unknown archaeological remains of significance within the site boundary; scheduled ancient monuments, listed buildings and views to Chichester cathedral spire;
- Landscape and ecological features and networks , including historic hedgerows and field boundaries, areas of ancient woodland, important habitats and high quality green corridors on the western and eastern edges of the site that are required to be retained and enhanced for wildlife including the use of buffer zones, reduced lighting and controlled public access;
- The need to accommodate the expected growth in traffic resulting from the development;
- Existing recreational uses including public rights of way and permissive routes used by local residents;

- Existing utilities and infrastructure, including overhead power lines that run north-south through the western part of the site, north of Salthill Lane;
- Provision of appropriate wastewater infrastructure;
- Landscape sensitivity resulting from the open agricultural character of the site;
- Possible impact and practicality of providing new access arrangements to/from the south of the site, in relation to Bishop Luffa School and Centurion Way.

## 6.5 Constraints Plan

Figure 4 illustrates the main site constraints already identified through the Council’s analysis of the site.

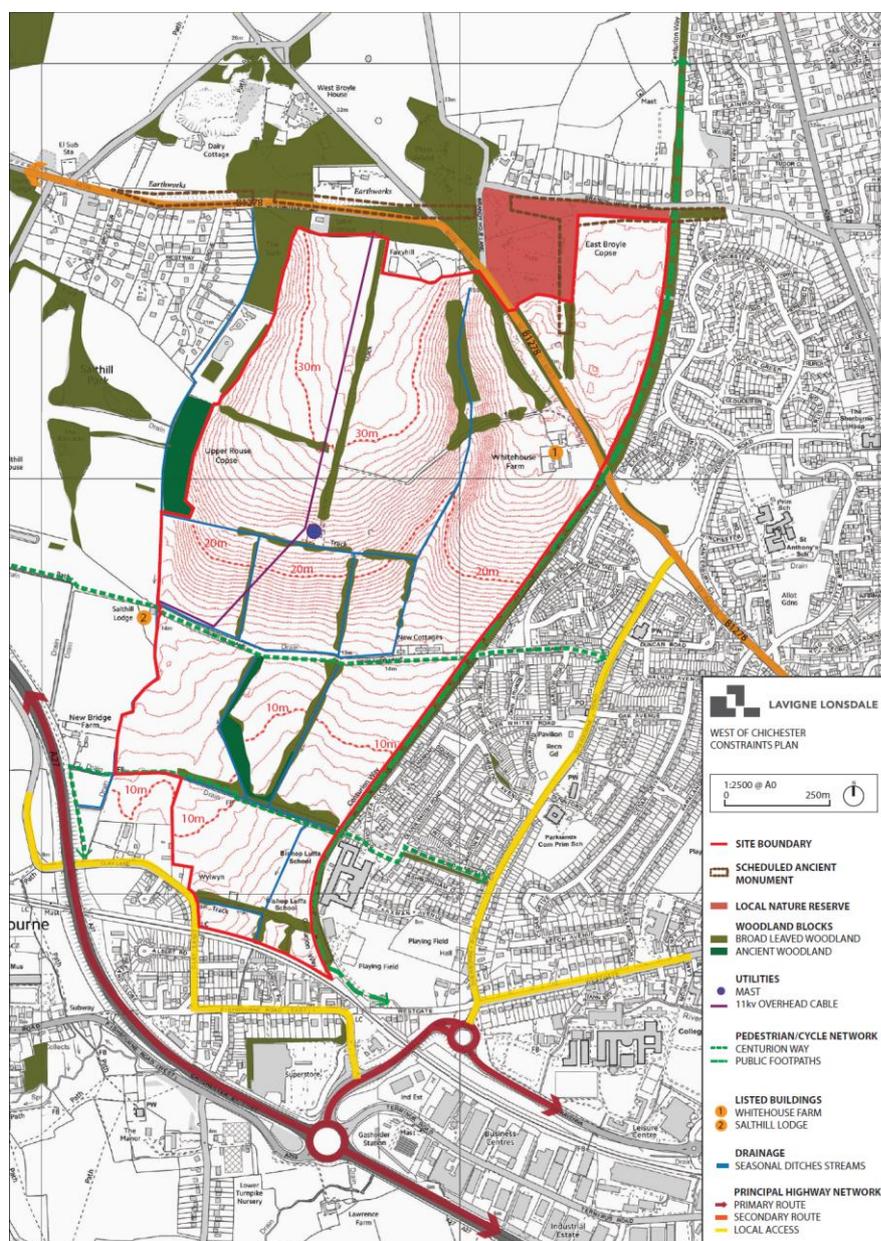


Figure 4 – Site Constraints

## 7. Development and Design Principles

This part of the Concept Statement sets out the Council's proposed development and design principles informed by the stakeholder workshop held on 2<sup>nd</sup> June 2014. These are intended to help prospective developers formulate scheme proposals that will realise the vision.

These principles have been formulated with a view to securing the highest quality development. They are not, however, intended to stifle design creativity. If a prospective developer proposes an alternative approach, which would clearly meet or exceed the Council's aspirations for design quality, that approach will be considered on its merits. This qualification is intended to ensure that the development principles set out below do not preclude one-off exceptional design solutions.

The Site promoters will be expected to prepare a comprehensive masterplan for the whole site setting out the strategy for fully integrating the new development into the existing fabric and layout of the city of Chichester.

These Development Principles need to be considered in the context of the Council's new Local Plan vision and objectives, adopted local and national planning policy, the commissioned evidence base and other material considerations such as national guidance, best practice, and emerging planning policy.

### 7.1 Access and Movement

#### **Principle 1:**

**The development should promote and facilitate sustainable travel patterns and should be designed with future trends in transport in mind. Development should be planned to minimise the need for car use and to encourage sustainable modes of travel such as cycling and walking, and should mitigate any potential traffic impacts on the surrounding area and local communities.**

**The layout and design of the site should enhance existing links to the city centre, including public transport access points and other key destinations in the city, surrounding countryside and the SDNP. It should promote safe, easy and efficient access and movement, whilst maintaining high levels of residential amenity and an attractive environment. This should be achieved through a hierarchy of streets and routes which respond to different travel and transport needs and will where appropriate put the needs of cyclists and pedestrians above those of the car.**

- 7.1.1 The Local Plan seeks to reduce the need for car use and encourage sustainable modes of travel, particularly for shorter journeys. Design proposals for the site should seek to encourage this through on-site provision of local/ community facilities and employment, and by improving cycle and pedestrian links to the city centre and other key destinations. The site benefits from its proximity to many of Chichester's key facilities, it's relatively gentle topography is potentially attractive for walking and cycling Both on-site and off-site routes and linkages are crucial to delivering good connectivity in an environment that is safe, attractive for users.
- 7.1.2 The site currently suffers from relatively poor access and connectivity to the rest of the city. Design proposals should place strong emphasis on improving accessibility from the site to

the surrounding area, particularly in terms of pedestrian and cycle routes. Masterplanning will be expected to explore how those links that exist can be enhanced with minimum disruption to the surrounding neighbours/neighbourhoods including the school.

- 7.1.3 Road access to the site should be provided from the north from the B2178 Old Broyle Road, without using any land to the north of the B 2178 Old Broyle Road for the junction if possible, and to the south from Westgate. Provision should be made for a connecting link road to run north-south through the site. This should be designed as a local distributor road. The link road should provide some relief to Sherborne Road by accommodating local car trips, but should be designed to ensure traffic is not attracted from the wider area. Provision of the northern and southern road access and the road link between them will need to be phased appropriately in conjunction with the phasing of the development. The new north—south link road should be designed so it does not become a barrier to west—east movement across the site.
- 7.1.4 Vehicular access via Newlands Lane will be restricted to that required to maintain the current legal rights of access to existing properties.
- 7.1.5 The layout and design of roads within the development should aim to provide a safe, attractive environment for cyclists and pedestrians, including (where appropriate) shared roadspace and ‘home zones’. The development should incorporate an innovative approach to promoting sustainable travel, including encouraging emerging forms of transport (e.g providing electric vehicle charging points, promoting cargo bikes etc).
- 7.1.6 Provision should be made to mitigate potential off-site traffic impacts resulting from the development. The development will be expected to provide or fund a package of measures contributing towards the Chichester City Transport Strategy. Proposed measures should integrate with transport planning for the wider area to help reduce traffic flows and ‘rat running’ affecting existing residential areas on the west side of the city.
- 7.1.7 The masterplan should seek to improve access to/from the development, by providing (or enhancing) safe and attractive cycling and walking routes, linking south towards Westgate and the city centre, east towards the Parklands/Broyle area, north towards the South Downs National Park, and west towards Fishbourne.
- 7.1.8 Car parking areas should be designed so as not to be visually dominant, and should be well overlooked to ensure safety and security of users.
- 7.1.9 Accessible, secure, weather proof bicycle parking facilities should be provided in close proximity to community facilities.
- 7.1.10 Visitor Car Parking will also be required to service any shops, recreational provision, including sports pitches, community facilities and the recreational greenspace. Electric vehicle charging points will also need to be provided including for visitors.

### **Principle 2**

**Developers will need to plan for:**

- **The layout and design of the site to promote easy and efficient movement, balanced with high levels of residential amenity and an attractive environment. This should be achieved through a hierarchy of streets and routes with active frontages which respond to different travel needs;**
- **All residential areas to be organised around a robust and traditional pattern of streets and blocks. Traditional streets and blocks are regarded as the most land efficient and flexible way to provide housing, and lead to safer and more active streets. They allow for the creation of private rear gardens and a variety of ways to accommodate car parking on-plot; and**
- **Careful design of the composition of street frontages and street corners to ensure active frontages that encourage activity and help define the street character. Long featureless blank frontages including garden boundaries should be avoided. The Street design should be informed by a clear street design strategy.**

## **7.2 Environment and Ecology**

### **Principle 3:**

**The proposed development will preserve, retain and enhance the value of the site as a natural and ecologically valuable area with a rural character for the benefit of existing and new residents.**

**The masterplan will facilitate a net gain to nature, particularly along the north to south routes by enhancing the ecological networks. New green spaces will have an ecological bias and not be developed as sterile landscape and provide variety across the site with areas prioritised for enhancement. There will be no built development north of the B 2178, Old Broyle Road.**

- 7.2.1 The development of proposals for the site will need to consider the impact on the wider landscape and ecology. Mitigation and enhancements will be required to protect the Local Nature Reserve of Brandy Hole Copse. The site provides high quality green corridors on the western and eastern edges and these must be retained and enhanced for wildlife including the use of buffer zones, reduced lighting and disturbance. Specific considerations include:-
- Within the development site there are a number of areas of Ancient Woodland. Due to the protection Ancient Woodland holds these areas must be retained and protected through wide buffers.
  - The chalk stream which runs through the site provides important rare habitat and has potential for water voles and with existing records of water voles within the stream this area should be retained and enhanced.
  - The site is within the Fishbourne and Chalk Stream Biodiversity Opportunity area and measures should be incorporated to ensure the biodiversity onsite is maintained, and enhanced and movement through the site is possible for wildlife.
  - The site has been identified as being suitable for a wide variety of protected species with records for bats, water voles, barn owls, badgers and reptiles. Mitigation and

enhancements along with Protected Species Licences will be required to ensure these species are not disturbed.

- 7.2.2 This proposal will have an in-combination effect on the Solent Maritime SAC in combination with all other residential developments within the 5.6km zone of influence. In line with the Solent Disturbance and Mitigation Project Phase 3 report and Natural England's position, avoidance measures will need to be secured.
- 7.2.3 Adaption for climate change should be considered within the design including the introduction of green roofs and walls, drought resistant planting and continuous linear green corridors to allow for wildlife movement.
- 7.2.4 The landscaping scheme should incorporate native planting to encourage a wide variety of birds, insects and invertebrates. The landscaping scheme should use wild flower seed mixes within the semi natural areas. A landscaping management plan would be required to maintain these areas.

**Principle 4**

**Developers will need to plan for the development to respect the landscape character of the site including significant trees and wooded areas and respond to the network of historic field boundaries associated with the site.**

**7.3 Environmental Infrastructure (Open Space and Drainage)**

**Principle 5:**

**The masterplan should provide a robust sustainable solution that provides a variety of open space with long-term maintenance and management arrangements in place. The masterplan should provide for protection of the most sensitive ecology on western side of the development location and a visual buffer along the raised and grade sections of Centurion Way to the eastern side of the development location.**

**The plans will need to be adaptable to future climate change and provide a robust approach to dealing with surface water drainage. The location of development within the site will need to balance the impact on sensitive habitats and archaeology to the north and poorer drained areas vulnerable to flood risk in the south .**

**The fragmented layout of fields and their enclosing hedgerows and wildlife habitats should where possible be incorporated into the layout of the development and consideration could be given to a multi-centred layout with more than one identifiable centre or character.**

- 7.3.1 The existing site is rich and complex, and there are existing, and potential, land drainage issues on this site which will need careful consideration. At the same time there may be opportunities for environmental improvement as well as reducing flood risk which could include looking further than the immediate site.
- 7.3.2 Formal, informal and doorstep play opportunities will be expected to be provided within distances appropriate for age and independent play. Play areas will be provided for through the provision of an integration of playable landscape and equipment. In addition less formal spaces should be introduced within the public realm, linked to siting of local services and

facilities to provide additional opportunities for the local community to engage with the site and each other.

- 7.3.3 The developer will be expected to retain and protect important trees and take opportunities to plant appropriate new trees and woodland within the site. The masterplan should maximise opportunities to link green infrastructure through retention of hedgerows and incorporating street trees and a variety of private gardens.

**Principle 6**

**Developers will need to plan for the development to consider the important ecological networks on site, through retaining and enhancing a robust green corridor along the entire western boundary and connecting the two areas of ancient woodland.**

**7.4 Character and Historic Environment**

**Principle 7:**

**The West of Chichester site should provide a compact sustainable development, supporting a mixed community, drawing on the existing landscape context and reflecting the diversity of character of the historic city of Chichester and surrounding villages. It should be grounded in high quality design and build on the architectural character of the city and surrounding countryside, employing materials that reflect the landscape and geology and high quality detailing and craftsmanship.**

**The development should be well connected to the city and sensitive to the history of the site to create a strong character, providing a real sense of place. The layout should be designed to protect views towards the city and the cathedral spire, the settings of heritage assets within and close to the site and incorporate the framework of historic field boundaries and the habitats they support as a basis for developing a unique identity for the site.**

**The development should provide a variety of houses, gardens and other uses to reflect the diversity of people who will live there and incorporate places where people can meet linked by a well-connected network of paths and cycle routes.**

- 7.4.1 The site fulfils an important landscape role in terms of effecting a transition from the sensitive western edge of Chichester city and the A27 corridor, from the suburban character of existing residential areas at Pine Grove and the more rural character of the open countryside to the north and west of the city with distinct villages set in a wider landscape.
- 7.4.2 The landscape framework should seek to retain and enhance key existing landscape features, including historic field boundaries and areas of ancient woodland respect the local topography, hedgerows, existing trees, watercourses and grassland, footpaths and bridleways. The applicants should demonstrate how these have influenced their masterplan, and how they will be incorporated into the landscape framework and within proposed development areas.
- 7.4.3 The masterplanned site is expected to be divided into distinctive character areas, with regard to the context of its surroundings with, for example, a higher density of residential development adjacent to the local centre with lower density development as one approaches the rural edge to the north and west. The site should have its own unique sense

of place to create a neighbourhood that is not only of Chichester but the best of Chichester. Particular considerations to be taken into account in developing the masterplan include:-

- Conservation of field patterns (historic lines and buffers) as part of new development;
- Physical appearance to create a unique sense of identity;
- Local distinctiveness – build quality. Materials working together and driven by landscape Red brick, tile sympathetic and in keeping with the local area;
- Protect existing historic assets – 2 No Listed Buildings and preserve viewing corridors to Cathedral and views of City from the B2178;
- Creating a focal point such as a village green with shops and other services to promote a sense of community identity; and
- Take care of housing mix (size/type) to create a mixed community to reflect existing communities with affordable housing fully integrated.

7.4.4 The scale of new buildings will need to be carefully considered to avoid adverse visual impacts on the character of Chichester city, intrusion into viewing corridors towards the cathedral spire, the character and setting of listed buildings and sensitive ecological features.

7.4.5 It is expected that the development will employ the use of high quality materials throughout the new development, including:-

- Clay brick, local stone, and/ or other appropriate high quality materials for the dominant materials for the elevations of buildings that front the public realm;
- Clay plain tiles for roofs. Photovoltaics should be integrated into the design of the buildings, including colour, and windows should be timber or metal framed.
- The use of natural materials for paving and kerbs and high quality street furniture and lighting will be encouraged throughout the publicly accessible parts of the scheme.

#### **Principle 8**

**Developers will need to plan for:**

- **Preservation of important views north across the site towards Chichester cathedral spire**
- **Protecting and enhancing the settings of listed buildings and any archaeological interest.**
- **A variety of different densities to reflect the transition from the city edge to the countryside with increased densities linked to the community hub.**
- **The three dimensional form of development to respect neighbouring buildings, as well as protecting and enhancing the settings of adjacent listed buildings;**
- **A clear design approach to the urban edge to allow managed transition between town and country, and to allow easy and convenient access through the site to the open countryside beyond;**
- **Development to be predominantly two-storey with some provision of single storey housing to meet the needs of an ageing community located in close proximity to local facilities and services;**
- **Buildings that are designed to ensure architectural and design excellence. The built**

form should positively respond to and draw references from the many fine buildings and rich townscape that is a strong characteristic of the District; and

- High quality materials reflecting local building character should firmly establish the character and identity of the development, both in respect of the public realm and the built form of buildings and structures.

## 7.5 Social and Community

### Principle 9:

The site should contribute to the creation of a sustainable, healthy and friendly mixed community that extends beyond the boundaries of the site, building on and complementing existing community facilities.

The site offers an opportunity to create a place that promotes healthy and active lifestyles and a strong sense of community by providing places where people can meet and interact and provides an appropriate mix of housing types and tenures to suit the needs of the whole community in order to promote inclusivity and choice.

The development should incorporate a local centre to act as a community hub for the residential areas both within and adjacent to the site, providing local retail, community, employment, recreation and education facilities to enable residents to access them without the need to travel. The centre should incorporate well designed public spaces and flexibly designed multi-purpose community buildings capable of catering for a variety of functions, as well as enhancing the quality of the public realm experience.

- 7.5.1 The new development provides an opportunity to build a strong sense of a friendly community by encouraging people to come together. This can be achieved by incorporating a physical infrastructure connecting to the school and public transport that promotes walking and cycling over car use incorporating spaces where people can meet and interact and encourage behavioural change.
- 7.5.2 A community hub should be included that includes retail and mixed employment opportunities so the development does not become a sterile dormitory suburb. Local facilities should complement and not compete with existing facilities close to the site. The potential to share, rather than duplicate the Bishop Luffa School's facilities including open space and/or community buildings could be explored, however sound arrangements will need to be put into place to ensure community access to the facilities is not fettered, particularly in the evening and week-ends.
- 7.5.3 Whilst the masterplanning of the new development must not ignore the connectivity with neighbouring residential areas such as Parklands, the siting of key facilities should consider the access needs of all of the residential development. Other residential areas that border the site that have no facilities and the permeability of the West of Chichester site should consider how those communities can be served rather than further isolating them.
- 7.5.4 Ownership of new community facilities is also a key consideration, as well as designing their use and location some consideration needs to be given to their management and sustained use and adaptation in the long term by being designed to be flexible to support a variety of uses. Typically community facilities are owned and managed by some form of community

based entity, either the local Parish Council, the Church or a bespoke Trust or other legal entity. A Community Development Trust is a model that should be explored which could extend to any facilities shared with the school.

- 7.5.5 The Strategic Housing Market Assessment (SHMA) 2012 recognises that the District currently has a disproportionate amount of larger more expensive dwellings. This combined with average local salaries of £28,000 contributes to the affordability issues within the District, particularly in terms of retaining and attracting younger households.
- 7.5.6 It is expected that the mix of housing will reflect the recommendations of the SHMA with the market homes being provided in the following proportions: 35% 1 and 2-bedroom, 50% 3-bedroom and 15% 4 or more bedroom. The focus of provision should be towards delivering smaller affordable family homes.
- 7.5.7 In view of Chichester's ageing population, consideration should be given to some provision for older persons across all tenures, including lifetime homes, and delivery of specific housing for older people as part of the development. Sheltered, assisted- living and extra-care housing will all be expected to contribute towards the affordable housing requirement.

**Principle 10:**

**The masterplan should include:-**

- **A mix of dwelling types and sizes, and could include opportunities for self-build, although self-build is not part of the affordable housing requirement; and**
- **Location of services and facilities in to create a community hub providing a mix of services should be conveniently located and accessible. This should be characterised by high quality public realm with which will add to their appeal and attraction.**

## 8 Infrastructure Requirements

The requirements below highlight the main infrastructure that the strategic site will be expected to deliver. It is not an exhaustive list and the detailed infrastructure requirements will be developed through the masterplanning process.

### 8.1 Affordable Housing

The development is expected to provide 30% affordable homes. Applications determined in advance of the adoption of the new Local Plan, or Community Infrastructure Levy Charging Schedule, will be subject to the Council's current requirement of 40% affordable homes in line with the recommendations set out in the interim statement on affordable housing.

**Affordable rent** - 70% of the affordable homes should be provided as affordable rented housing, at rents no higher than Local Housing Allowance thresholds and be transferred and managed by one or more registered provider partner of the District Council. As this is a large strategic site we expect that the size of the units provided to reflect the recommendations of the SHMA:

Property Size	% Affordable Rent
1-bed	10-15%
2-bed	30-35%
3-bed	35-40%
4+ bed	15-20%

**Affordable Home Ownership** - 30% of the affordable housing should be provided as affordable home ownership, either shared ownership or some other form of low cost housing and must be affordable to local people (i.e. available at between 30% to 70% of open market values). It is expected that these will comprise primarily of 2 bedroom houses and 2 bedroom flats but with some 1 bedroom flats and 3 bedroom houses.

It is expected that the affordable housing provision will be delivered with no public subsidy. In line with the Homes and Communities Agency Affordable Homes Programme it is assumed that for Affordable Rent, 'the price paid by the registered provider will be no more than the capitalised value of the net rental stream of the homes'. For affordable home ownership, the price paid should be based on reasonable assumptions regarding: the rent to be charged on the unsold equity; the likely value of the homes; and the initial average share to be offered.

In order to prevent social exclusion and to help establish a mixed, balanced and sustainable community it is expected that the affordable housing is well integrated and distributed throughout the planned areas of residential development. The housing should be tenure blind and the affordable housing should not be externally distinguishable from the market housing.

### 8.2 Recreational Disturbance on the Solent Maritime SAC/Ramsar/SPA

If not mitigated the proposal will have an effect on the Solent Maritime SAC/Ramsar/SPA in combination with all other residential developments within the 5.6km zone of influence and

due to the size of the development and its location, there will also be a stand-alone effect. In line with the Solent Disturbance and Mitigation Project Phase 3 report and Natural England's position, avoidance measures will need to be secured. For the in combination effect a contribution towards the implementation of the joint project outlined in the Phase 3 report will be required. The current level of contribution to the interim scheme is £172 per unit (index linked). The interim scheme will be replaced by a full scheme in 2017. For the stand alone effect, mitigation will be required in the form of on-site provision of suitable alternative recreational space.

### 8.3 Public Open Space, Sports and Recreational Facilities

Based on an average household size of about 2.5 persons the eventual population of the completed development will be 4,000. In terms of the new Local Plan open space requirements, this would translate to a minimum requirement of:

- Allotments 1.6 ha
- Amenity open space 2 ha
- Natural/semi-natural greenspace 4 ha
- Parks, sport & recreation 6.4 ha
- Play space 0.6 ha

With respect to built facilities, this would translate to a minimum requirement of :

- Sports Halls - 0.8 courts and 0.2 halls
- Health and fitness stations - 20 stations
- Small community halls – 2 with flexibility of interpretation

### 8.4 Transport Infrastructure including Sustainable Transport

The new Local Plan seeks to promote sustainable travel patterns, by encouraging walking, cycling and the use of public transport as alternatives to the private car, particularly for shorter trips. The West of Chichester development will contribute to increased travel demand and create potential traffic impacts. However, good design and travel planning offer the opportunity to reduce and mitigate these impacts, whilst contributing to the promotion of sustainable transport across the City as a whole.

Development will be expected to provide financial contributions towards measures necessary to mitigate off-site traffic impacts likely to result from the completed development, in conformity with the Chichester City Transport Strategy. This will include contributing towards:

- Improved road access to the A27;
- Mitigation of potential traffic impacts on residential areas in the west of the City;
- New or enhanced cycle and pedestrian routes linking the site with the City (including the city centre and other key facilities), Fishbourne and the South Downs National Park;

- Improved bus services linking the site with the City centre and other key locations in and around the City;
- Promotion of sustainable travel through the West Sussex County Council 'Smarter Choices' initiative;
- Future proofing the site through the provision of vehicle charging points; and
- Generous provision of attractive safe, secure and visible cycle parking..

#### 8.5 Surface Water and Drainage

Management of surface water drainage will need to be contained within the site employing sustainable urban drainage systems (SUDS) and preventing increased flows into existing watercourses and to mitigate against potential impacts of sea level rise including such as tide locking. Sufficient space on the site will need to be provided for the safe storage/retention of water during extreme weather events.

A connection to the mains system is considered the most sustainable and certain way of dealing with wastewater from new development. Any on-site waste water treatment should avoid increasing flows in land drainage channels both on and away from the site. Any such proposal must be carefully considered and must comply with strict environmental standards to the approval of the Environment Agency.

#### 8.6 Education

The development is expected to provide a new two form entry Primary School on the site. There may also be possibilities for including new facilities for Bishop Luffa Secondary School subject to adequate management and access arrangements being put in place.

## **PART 2**

### **Process and Delivery**

#### **1. The Process**

This section of the Concept Statement sets out guidance for applicants and summarises the process the Council expects applicants to engage in during the preparation of proposals and during the planning process and the future management of the West of Chichester (White House Farm) Strategic Development Location (SDL) to enable the delivery of a managed planning process.

Requests for advice in respect to the SDL by applicants should be made to the Development Manager (Majors and Business) within the Council's Development Management Service, to ensure consistency and coordination.

#### **1.2 Outline planning application(s)**

In accordance with Policy 9 of the draft Local Plan the Local Planning Authority will work with partners, neighbouring councils, infrastructure providers and stakeholders to ensure that new physical, economic, social, environmental and green infrastructure is provided to support the development identified in the new Local Plan.

To ensure the delivery of infrastructure requirements the Council has developed an Infrastructure Delivery Plan. Any proposals will need to show how new infrastructure, facilities or services required, both on- and off-site, for the whole SDL will be provided.

If there is not an overarching application the Council will expect planning applications to be accompanied by Infrastructure Delivery Proposals for the whole SDL and for Section 106 agreements to reflect this approach. This is in order to deliver the infrastructure requirements laid down in the new Local Plan which has informed this concept statement.

The Infrastructure Delivery requirements as set out in section 8 of this concept statement should address SDL-wide needs including the location, capacity and phasing of common infrastructure including utilities, flood prevention and protection measures. Also, public open space, Sustainable Alternative Natural Greenspace such as the proposed Country park, sports and community facilities, primary school, local shops, and transport mitigation measures should be included.

A single, overarching Masterplan for the entire SDL is required. This should include, as a minimum, the intended disposition of land uses, the primary highway accesses, and green infrastructure including strategic, formal and informal open space, play area and sports provision, primary school, local shops and community facilities ( the community hub); employment facilities, the retention of existing site features, development density and building heights.

Any piecemeal planning applications will need to demonstrate how they will provide the infrastructure requirements laid down in the new Local Plan.

Pre-application discussions are expected and encouragement will be given to a Planning Performance Agreement, between the developer and Local Planning Authority, to establish an agreed timetable, key milestones and information requirements.

It is likely that any planning application will need to be supported by an Environmental Impact Assessment in accordance with the Environmental Impact Assessment Regulations. A Scoping Opinion, in accordance with Regulation 10, should be sought from CDC in advance of undertaking the EIA. In addition, sufficient information should be provided for the Authority to undertake a Habitats Regulations Appropriate Assessment as required by EU Directive 92/43/EEC (in respect of the Chichester Harbour Special Protection Area) including on-site mitigation measures has been included in the development proposal such that this avoids or negates an adverse effect on the SPA/Ramsar/SAC.

A flood risk assessment (FRA) will be required. This will be prepared in discussion with the Environment Agency, and will inform an overarching plan for water management that should form part of the infrastructure delivery proposals. This should provide a strategy for drainage, flood protection and prevention, flood water attenuation, strategic surface water drainage and any other relevant issues identified by the FRA.

A utilities plan should also form part of the infrastructure delivery proposals. This should set out the strategy for the installation and delivery of services including electricity, gas, water supply, waste water and information technology for example high speed broadband. The scheme will need to make sufficient provision for foul water drainage.

### **1.3 Ensuring Design Excellence**

This Planning Concept Statement is one mechanism for controlling the quality of the design within a hierarchy of policies, guidance and application stages.

Design and Access Statements are required under the 2004 Act. Regard should be had to the National Planning Practice Guidance (NPPG). The design principles and components set out in Design and Access Statements for Outline Applications should also be in accordance with the Concept Statement and other guidance. In respect of residential development Building for Life provide objective criteria against which applications will be assessed as described in 1.5 below.

The Design and Access Statements should provide the basis for the quality of design to be controlled through subsequent Reserved Matters applications.

Applicants will be expected to demonstrate how they have incorporated high standards of design throughout the design evolution process and how these will be carried through to completions and subsequent maintenance.

If the applicants are not the developer, the applicants will be expected to set out what steps will be taken to ensure that these high standards are carried forward by subsequent developers to completions and maintenance.

Subject to details for consideration outline applications should incorporate illustrative information including details of uses proposed in different areas of the SDL; the amount of development for each use; an indicative layout; parameters of the sizes of buildings; and, indicative access points.

Any outline application where matters are not to be considered at this stage should demonstrate how the design objectives can be delivered and articulated across the SDL. It would also be appropriate to include typologies depicting typical blocks, streets and open spaces. The information should be in accordance with the principles of this Concept Statement.

#### **1.4 Design Review**

The Coastal West Sussex Design Review Panel provides an independent service in which peers can comment on major development schemes. It is desirable that proposals for the West of Chichester SDL will be reviewed by the design review panel. This should take place at an early stage of pre-application discussions in order to allow for the recommendations of the review panel to be taken into account in preparing the proposals.

#### **1.5 Building for Life Assessment**

Building for Life (BfL12) assessments assess the design quality of planned or completed developments against 12 assessment criteria on a traffic light system. BfL was introduced by CABI to provide a tool for Local Authorities and developers to achieve greater design consistency and was reviewed in 2012 by CABI's successor the Design Council. BfL is based upon design 12 criteria (<http://www.designcouncil.org.uk/knowledge-resources/building-life-12>).

In preparing a Design and Access Statement for the SDL, the 12 BfL criteria should be considered. The Council will also undertake a BfL assessment of major planning applications for the SDL.

## **2 Conditions and Planning Obligations**

### **2.1 Planning Conditions**

This concept statement refers to various matters which may be controlled via planning conditions. As part of the planning application process draft planning conditions will be prepared by Chichester District Council (CDC) for discussions with the applicants. Conditions should be in accordance with the advice contained in the NPPG and should be necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise, and reasonable in all other respects.

### **2.2 Planning Obligations**

A legal agreement under section 106 of the Town and Country Planning Act (as amended) will be negotiated between CDC and applicants prior to the granting of planning permission to ensure appropriate delivery of key infrastructure and facilities and long-term

management of infrastructure and public spaces. Section 106 agreements will be negotiated in accordance with the NPPG. Draft Heads of Terms should be submitted with an Outline planning application to inform negotiations.

The emerging Infrastructure Delivery Plan and draft CIL charging schedules will, once adopted provide the basis for determining the infrastructure contributions from any development proposals. Applications submitted in relation to the Strategic Site may be liable for CIL contributions once CIL is adopted, which is anticipated in April/May 2015. Any site specific infrastructure that is required may be secured through S106 contributions.

### **2.3 Phasing**

The new Local Plan Housing Trajectory identifies a build-out period assuming that the development will be delivered post 2019 as a result of the anticipated expansion of Tangmere Waste Water Treatment Plant which was anticipated to facilitate foul waste water for the SDLs, however, document acknowledges that on site solution for foul drainage would be acceptable if it can be demonstrated that there will be no adverse impact on the environment within the site and beyond, especially Chichester Harbour. Infrastructure and development should be delivered at the right time and in the right place to ensure a high quality and sustainable community is established.

Piecemeal and ad hoc planning applications which fail to deliver coherent and integrated strategic infrastructure will be resisted.

The detailed phasing of the development should be submitted with outline and subsequent planning applications including details of the phasing of infrastructure and service provision, including walking and cycling related infrastructure, to ensure that infrastructure is delivered at the appropriate time and also achieves the scale of modal shift that is being sought from the development.

The emerging Planning Obligations Supplementary Planning Document (SPD) sets out the infrastructure requirements in more detail and this delivery section should be read in conjunction with that document.

### **2.4 Management and Maintenance of Infrastructure**

Long-term management and maintenance arrangements particularly of open spaces, sports, recreation, landscaping and other community buildings and facilities should be considered early in the application process.

The successful maintenance of community buildings, sport, recreation and public open space, alternative recreational space, Sustainable Urban Drainage Scheme (SUDS), Waste Water Treatment and green infrastructure is as important as the design and creation of the spaces and landscape. It is therefore essential that measures are put into place to ensure the long-term effective management and retention of these uses; the Council will expect developers to engage in discussions about the management of these either by a management company or community development trust.

The applicants will be encouraged to discuss the provision of community infrastructure with the Council's Development Management Team in the first instance, and thereafter agree with the service provider the detailed requirements in the right location to ensure the general public have the best access to the community facilities. In this regard a key design principle is that the Community Hub is the focus of community uses and services both for the existing community and new development areas. Management arrangements should be appropriate for the community it serves. Ownership, management and maintenance of any community facilities should be in accordance with the legal agreement or agreed adoption strategy.

Notwithstanding the above, this is not intended to be an exhaustive list of infrastructure for the strategic site.

### **3 Procedural Matters**

#### **3.1 The Planning Services offer to Applicants**

As part of its commitment to enabling the delivery of a smooth planning process, Chichester District Council's Planning Service offers a comprehensive end to end range of services to applicants. This includes:

- Pre-application 'Development Team' advice review;
- Enabling access to the Coastal West Sussex Design Review Panel;
- Offering Planning Performance Agreements to applicants;
- Providing advice on how to step up to the requirements of The Localism Act and NPPF to engage effectively with local communities;
- Advice on Planning obligations including S106 and CIL.

The Planning Service will agree a framework of pre-application and application services with the applicant that is bespoke to the needs of the proposed development.

#### **3.2 The Council's Expectation of Applicants**

The Council will advise applicants to engage with the Planning Service from the outset. To help provide a quality of service:

- It expects applicants to conduct proposals through an agreed structured and accountable design development and planning process;
- It expects applicants to engage with local communities in shaping their proposals and demonstrate how its input has influenced proposals.

For more information about the process of securing planning permission, and the Council's expectations of developer's engagement with local communities please contact the Planning Service at the District Council.

#### **Further information on the Concept Statement**

For further information please contact Planning Policy on 01243 534571 or email to [planningpolicy@chichester.gov.uk](mailto:planningpolicy@chichester.gov.uk)