



# Hearing Statement – Matter 6: Area Policies and Allocations

## Policy A6 - Land West of Chichester

### Vistry Group and Miller Homes

Prepared by:

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## Revision Record

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## 1. Introduction

- 1.1. This Hearing Statement has been written on behalf of Miller Homes and Vistry Group specifically to aid the Inspector in relation to their questions 201 to 204 on Policy A6 relating to the West of Chichester Strategic Allocation.
- 1.2. As the site developers, Miller Homes and Vistry Group have a long standing and ongoing interest in the West of Chichester Strategic Development Site, currently allocated through the adopted Chichester Local Plan (Policy 15) for:
  - 1,600 new homes
  - 6 hectares of employment land (suitable for B1 business uses);
  - A neighbourhood centre/community hub, incorporating local shops, a community centre, small offices and a primary school; and
  - Open space and green infrastructure, including a country park.
- 1.3. Vistry Group and Miller Support the continued allocation of the West of Chichester site via Policy A6.
- 1.4. This representation will provide Vistry Group and Miller Homes's response to the questions relating to the site to aid the Inspector in their consideration of the policy and allocation. Vistry Group and Miller Homes have also been in discussion with Chichester District Council ('CDC') and provided them an updated site trajectory as appended to this statement.
- 1.5. Vistry Group and Miller Homes have made representations on other policies of the plan as part of their Regulation 19 submissions, and these remain valid as they relate to other matters under consideration. This statement only relates to Matter 6.

## 2. ***Q201 What is the justification for the specific development requirements at the proposed allocation?***

- 2.1. The West of Chichester Strategic Development Land ('SDL') is a long-standing site allocation, having been allocated in the adopted CDC Local Plan in 2015 under Policy 15. It is the single biggest strategic allocation in the current plan with a capacity of 1,600 homes and remains the biggest single allocation in the emerging plan. It therefore represents a significant component of CDC housing supply to meet their housing need.
- 2.2. The requirements set out in the proposed allocation policy A6 are largely identical to those set out in the adopted Policy 15 of the current plan. The whole SDL also now benefits from outline permission (14/04301/OUT – phase 1: First 750 homes granted 11/04/2018 & 22/01485/OUTEIA – Phase 2: 850 remaining homes granted 22/07/2024) which have between them secured all of the adopted and draft allocation requirements, including:
  - All 1,600 new homes
  - 6ha of employment space
  - A new neighbourhood centre incorporating retail, office and community space;
  - 2FE primary school (1FE for phase 1, extended to 2FE for phase 2)
- Significant areas of public open space, including two linked country parks, playing pitches and associated pavilion, allotments and play spaces.



- Access from Old Broyle Road (phase 1) and new access from Westgate Road (phase 2).
- 2.3. Phase 1 is now substantially built out, with the first Reserved Matters applications for Phase 2 forecast to be submitted by the end of 2024.
- 2.4. The approved outline applications have been carefully assessed against the wider criteria of the site within the adopted Policy 15 and found to be acceptable. Whilst Miller Homes and Vistry Group do not consider some of the additions made to the draft policy A6, compared to Policy 15, are strictly necessary, given outline consent already exists for the whole SDL and the additions are broadly consistent with what has been secured on site, Miller Homes and Vistry Group are content with Policy A6 as worded and **continue to support the overall policy and continued allocation of the site.**

### **3. Q.202 Is their clear evidence that the site is neither deliverable or developable in terms of the NPPF?**

- 3.1. Miller Homes and Vistry Group consider the SDL site is clearly deliverable and developable. The site already benefits from both being allocated in the adopted CDC Local Plan and benefitting from outline consent for the whole site.<sup>1</sup> Phase 1 of the site benefits from all detailed consents and all conditions have been discharged for the residential phases and the vast majority for the local centre. The attached site trajectory form shows historic strong delivery, with delivery rates regularly exceeding 100 units per annum.
- 3.2. Phase 2 also benefits from outline consent and the first applications for detailed Reserved Matters permission are forecast to be submitted by the end of 2024 to enable a start on phase 2 by summer 2025, and first phase 2 housing delivery in early 2026.
- 3.3. The outline consents clearly show that, in NPPF terms, the site is Developable. Furthermore, the positive track record on phase 1 of high delivery rates coupled with the developer's commitment to delivery of phase 2 as evidenced by the phase 2 outline consent recently obtained, demonstrates the site is deliverable within the plan period.

### **4. Q203 Are the site-specific development requirements as set out in the Policy justified, and will they be effective in achieving sustainable development on the site?**

- 4.1. As set out in the answer to question 201, the site-specific development requirements are already secured by the outline consents which govern the SDL's development. This includes securing a site wide masterplan which the detailed consents have or will adhere to.
- 4.2. The allocation policy requirements, coupled with the site's inherently sustainable location on the edge of the most sustainable settlement in the district, have been effective in achieving sustainable development of the site. The approved masterplan for the site, which the outline permission and detailed permissions comply with, delivers a truly mixed-use development with a new multi-use local centre at its heart to create a sustainable community. Furthermore, and working with CDC, the

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<sup>1</sup> 14/04301/OUT – phase 1: First 750 homes granted 11/04/2018& 22/01485/OUTEIA – Phase 2: 850 remaining homes granted 22/07/2024



proposals also incorporate measures to encourage walking and cycling through the development and towards Chichester City centre.

- 4.3. The draft policy A6, which largely aligns with the adopted policy 15, therefore is considered effective in achieving the sustainable development of the site.

## **5. Q204 Are the suggested MMs necessary for soundness?**

- 5.1. Modifications CM285, CM286 and CM291 relating to SEND and Nursery provision are already incorporated into the requirements of the permitted outline permission.
- 5.2. In relation to CM288 and CM294, these matters are considered best dealt with via the detailed planning applications for the site and so are not considered necessary for soundness.
- 5.3. Otherwise, Vistry Group and Miller Homes have no comment to make on the MMs in relation to A6.

## **6. Summary**

- 6.1. Overall, Miller Homes and Vistry Group are in support of the continued allocation of the site under policy A6 for a mixed-use community containing 1,600 new homes. The SDL already benefits from outline permission for all 1,600 and the developers are already successfully delivering new homes on site. The SDL represents a developable and deliverable site forming a key component of the district's housing supply. We support the continued inclusion of the SDL as an allocated site in the emerging CDC Local Plan.





**Appendix A    Site Trajectory Form  
August 2024**

**Site Development Progress Form 2024**



**Site Name:** Land West Of Centurion Way And West Of Old Broyle Road  
**Planning Permission reference:** 14/04301/OUT

1. If development on this site has not yet started, please indicate to the nearest month or year when housing construction is likely to commence and when the first housing units are likely to be occupied.

Start of housing construction .....

First occupation of dwellings .....

Dwellings completed to date (March 2024) = **557**

2. Please indicate the approximate number of dwellings expected to be constructed in each monitoring year:

**a. 5-year period delivery**

Year (1 <sup>st</sup> April – 31 <sup>st</sup> March)	No. of Dwellings (Miller)	No. of Dwellings (Vistry)
24/25 (Phase 1)	58	85
25/26 (Phase 1 & 2)	44 +4 (phase 2)	6 + 4 (phase 2)
26/27 (Phase 2 onwards)	50	50
27/28		120
28/29		120

**b. Beyond the 5-year period**

Year (1 <sup>st</sup> April – 31 <sup>st</sup> March)	No. of Dwellings
29/30	120
30/31	120
31/32	120
32/33	120
33/34	22
34+	0

3. In support of the above trajectory, please also provide the following information:

- a.** If relevant, is there a phasing plan for the site?  
*(If there is please provide basic details including when each phase is likely to start/complete and how many homes in each phase)*

Phasing Plan for phase 1. Requirement to submit a phasing plan for phase 2.

- b.** Please summarise why there is a realistic prospect of achieving the rate of build out assumed for the site.

Based on build out rates and expected work required ahead of phase 2.

## Site Development Progress Form 2024



- c. If the site is already under-construction and you estimate a higher build rate than has been achieved on the site in the most recent years, please explain why this increase is realistic.

Phase 1 of the site broadly reflect past build out rates.

4. Are there any risks to achieving the trajectory identified above and how are you mitigating against these risks? (e.g., ownership/legal issues, physical constraints, economic viability etc)? Please provide details.

- Timely consents (planning and other) where still required.
- Infrastructure delivery.
  - o Proactive engagement with relevant stakeholders (including pre-app engagement)

On behalf of Miller Homes and Vistry Group:

Name	Mark Jackson (Miller Homes) David Freer (Vistry Group)
Date	05-09-2024
Signature	MJ (Miller Homes) DF (Vistry Group)

On behalf of Chichester District Council:

Name	
Date	
Signature	





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