Draft Statement of Common Ground Between

Policies 7/15/16/7/17/18

Matter 7 - Strategic Development Locations (SDLs)

Chichester Local Plan Examination in Public

Date: 29/04/14

Signed:

Position: Associate, W.E. Miller

Signed:

Position: Paul Thomas

Signed:

Position: Associate, W.E. Miller

Date: 29/04/14

Signed:

Position: Paul Thomas

Signed:

Chichester District Council
It is agreed that the scale and mix proposed in the West of Chichester SDL is based on a rigorous assessment of capacity. The Masterplan for the site is 6.1 & 6.2 (based on a rigorous assessment of capacity)

from using significant (above 45ha) County Park which new and existing residents will benefit and with respect to SPA mitigation the site is the only SDL capable of delivering a site is the least constrained of all the SDLs

2.2 It is agreed in relation to flood risk, the site is the least constrained of all the SDLs

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

Are the locations and boundaries of the four SDLs justified by robust evidence?

Inspector's Questions

2. Inspectors' Questions

Each of the Inspectors' Questions

Statements submitted in respect of Matter 7 which sets out a detailed response to

This Statement should be read in conjunction with each party's own Hearing

Issues under Matter 7 - Strategic Development Locations

The SOC contains the issues raised by the Inspector in her list of Matters and

Chichester District Council

Miller Homes

Linden Homes

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

Introduction

Stakes of Common Ground - Matter 7

37THY - Linden and Miller Homes

It is agreed that the masterplanning requirements set out a robust framework for taking development forward, including provision for public engagement.

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

Paragraphs 154 and 157

It is agreed that Policies 7 and 16 are sufficient to meet the requirements of NPPF.

Paragraphs 154 and 157

requirements in Policy 7, sufficient to meet the requirements of the NPPF. Is the level of detail set out in Policies 15 to 16, together with the masterplanning development on the site could start before 2019.

It is agreed that subject to the provision of an on-site wastewater treatment plant the site is viable and deliverable.

It is agreed that the limiting and phasing of development for the west of Chesterfield each of the SDLs is viable and deliverable as set out in the housing strategy?

Does the evidence demonstrate that the limiting and phasing of development in accommodate 1600 homes without the use of this land.

exclusively for the masterplanning of the site. The current masterplan can possibly for this land to be used for recreation, in order to enable maximum In relation to land to the north of Old Baguley Road it is agreed that it would be fundamental to the successful delivery of the site.

regarding the document relate to possible points of detail. However, there are not Homes are supportive of the document in principle. Linden and Miller’s concerns guiding the development of the masterplan for the site and Linden and Miller Infrastructure.

It is agreed that the recently adopted Concept Statement provides a useful tool for Z3589 - Linden and Miller Homes

Statement of Community Guidance - Miller
2.13 Linden and Miller Homes are proposing an on-site wastewater treatment plant as necessary.

2.12 Chichester SDL can be delivered.

2.11 It is agreed that the evidence accompanying the Local Plan address the issues.

2.10 Are the SDLs supported by detailed and robust evidence of infrastructure planning?

6. Infrastructure Evidence: Chichester District Council has been working closely with local stakeholders to develop a robust evidence base for the infrastructure requirements of the proposed developments. The evidence includes detailed assessments of transport and utility needs, as well as detailed designs for new road and bridge schemes. The evidence is supported by extensive consultation with local residents, businesses, and other stakeholders.

5. Chichester District Council has also been working closely with the West of Chichester Living Planning Group, which includes representatives from the development industry, local authorities, and the local community. The group has been instrumental in ensuring that the infrastructure requirements of the proposed developments are fully addressed.

4. The evidence accompanying the Local Plan addressing the issues is robust and detailed.

3. The evidence is supported by detailed and robust evidence of infrastructure planning.

2.1 Have risks to delivery been rigorously examined and are contingencies in place to avoid any potential wastewater 'showstoppers'?

10. SDLs can be delivered.

9. Have constraints to development presented by restrictions in wastewater treatment been addressed in sufficient detail to ensure that development on the site can be delivered without severe impacts on the local and strategic road network.

8. Does the evidence demonstrate that issues of funding, viability and timing of A27 are satisfactorily addressed?

7. Evidence of highway infrastructure planning is supported by detailed and robust planning evidence.

6. Are the SDLs supported by detailed and robust evidence of highway infrastructure planning?
2.14 It is agreed that the West of Chester site has the potential to make a valuable contribution towards the Council's urgent need to deliver housing over the next 5 years.