

Mark Sturman

From: Mark Hewett
Sent: 11 August 2015 16:44
To: evan.reynolds@hanburyproperties.co.uk
Subject: Land at Shopwyke

Dear Evan

We have just spoken and thank you for calling me back.

As discussed, I am analysing 5 year Housing Land Supply in Chichester on behalf of Sunley Estates for a forthcoming appeal. It is in this capacity that we spoke and I am writing to confirm our discussion:-

1. Hanbury Properties have been involved in this site for some considerable time and indeed your web site refers to initial public consultations with JTP architects in 2011
2. You currently have Outline planning consent for 500 dwellings
3. The site, as per the recent advert in the Estates Gazette, is currently for sale and you are expecting offers shortly. Is this for the whole 500 or a smaller proportion?
4. The RM housing application would be submitted by the residential developer selected from the land sales process.

I trust this is an accurate representation of our discussion and would be grateful if you could drop me an email to confirm together with an answer to point 3 above.

Best wishes

Mark Hewett

Kind regards

Mark Hewett

Partner

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Appendix MH12

Mark Sturman

From: Searle, Caroline [caroline.searle@amecfw.com]
Sent: 24 August 2015 08:58
To: Mark Sturman
Subject: Re: Land South of Graylingwell Drive, Chichester

Confirmed

From: Mark Sturman <ms@intel-land.com>
Sent: Monday, August 24, 2015 8:29:04 AM
To: Searle, Caroline
Subject: Land South of Graylingwell Drive, Chichester

Dear Caroline,

We spoke a couple of weeks ago about your client's site at 'Land South of Graylingwell Drive'.

As discussed, I am measuring the capacity of housing land supply in Chichester for a planning appeal being run by Sunley Estates.

We discussed the above site where I understand you are acting for the HCA in pursuing a planning application that includes residential development and this note is a record of those discussions.

- The site is owned or being promoted by the HCA and an outline planning application for up to 160 dwellings was submitted in March of this year.
- The application has yet to be determined.
- The site is being sold to a single developer.
- The developer will undertake further consultation and reserved matters application.
- There are some ecological works to be completed regarding slow-worm translocation. There are no other major constraints on the site.
- The site is expected to deliver 40% affordable housing.

I trust this is an accurate reflection of our discussion and would be grateful if you could drop me an email to confirm.

Kind Regards

Mark Sturman MRICS

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Appendix MH13

**Position Statement on
Wastewater and Delivering Development in the
Local Plan
(Apuldram Wastewater Treatment Works)**

July 2014

This background paper/position statement is a continuation of the background paper (Water Quality and Strategic Growth for Chichester District) written in November 2012 to inform the Local Plan Key Policies Preferred Approach and the Position Statement on Wastewater and Delivering Development in the Local Plan (January 2014).

1. This update relates particularly to the Council's position with regard to future planned growth and existing capacity at **Apuldram** wastewater treatment works.
2. The Water Quality Group agreed to use the certified (MCERTS) measured flows averaged for all the 7 years available for the WwTW in the District, except for Apuldram which only has MCERTS data for four years so uses from 2009. This was agreed to be the best way forward for estimating the Dry Weather Flow (DWF) headroom at each wastewater treatment works.
3. Irrespective of the DWF methodology, due to the infiltration/environmental issues at Apuldram a more robust way of monitoring the headroom has been established to deliver the Chichester Local Plan: Key Policies 2014-2029 (CLP). Monitoring of the other WTW in the district remains unchanged.

Apuldram (Chichester) WwTW

5. In August 2010, the Environment Agency issued a Position Statement advising the Council to refuse residential development if it would result in a significant increase in the net flow to the sewer network. In September 2013, the Environment Agency withdrew its position statement and following the installation of UV treatment on the storm overflow in April 2014, a headroom of 770 dwellings was released. However, development beyond this headroom could have a significant impact on the nitrogen loads and weed growth in the Harbour and therefore the release of this headroom has been limited to 770 dwellings. Monitoring work has been undertaken to ensure capacity remains to deliver the CLP and enable growth within the City, Fishbourne, Donnington and Apuldram Parishes.
6. This updated Position Statement assessed the headroom available using the estimated existing headroom of 770 as the base data minus planning applications that have been granted permission and planning applications received and under consideration to 20th June 2014. Sites of 6+ units granted permission during August 2010 – 16th September 2013 have been excluded as applicants would have had to demonstrate that there would be no significant increase in the net flow to the sewer network. Planning permissions prior to 31st July 2012 have also been excluded as this information has been included previously in assessing the headroom.
7. The allocation of Parish numbers from the CLP has been added to the table with the information that has been considered in assessing the headroom for Apuldram.

8. There is estimated headroom for 159 dwellings to connect to Apuldram WwTW, over and above the allocation in the CLP. With an average windfall delivery rate of approximately 100 dwellings per year in Chichester City allowing development on greenfield sites would erode the remaining headroom and prevent development from occurring on brownfield sites within existing settlements. Therefore it is considered appropriate to refuse planning permission on greenfield sites, if intended to utilise the treatment facilities at Apuldram, in favour of retaining the existing headroom for brownfield development.

Table 1 – Apuldram WwTW

Monitoring Data	A - Estimated existing headroom (households) at July 2012	B - Local Plan Parish Numbers Fishbourne (50)	C - Local Plan Chichester City North 130	D - Local Plan Chichester City allocation (150)	E - Local Plan Chichester City windfall	F - Subtotal (B+C+D+E)	G - Remaining capacity (A-F)
	770						
Number of dwellings committed to 31 st March 2013	176						
Sub total	594					0	594
Sites in Fishbourne with permission from 01/04/2013 – 20/06/2014		28					
Sites in Chichester (1-5 units) with permission from 01/04/2013 – 20/06/2014					45		
Sites in Chichester (6+ units) with permission from 01/04/2013 – 20/06/2014				17			
14/00733/EIA Land south of Graylingwell Drive, Chichester (original allocation of 130 dwellings)			175				
14/02070/PE Land rear of Romans Mead Estate, Mosse Gardens, Fishbourne (Neighbourhood Plan allocation)		30					
Planning applications (1-5 units) received and under consideration to 20/06/2014					7		

Planning applications (6+ units) received and under consideration to 20/06/2014				29			
Sub total	594	58	175	46 (+ 104)*	52	435	159

* The Local Plan allocates a parish number for Chichester City of 150, 104 remains to be delivered

Steve Carvell and Amanda Jobling
Chichester District Council
East Pallant House
1 East Pallant
Chichester
West Sussex
PO19 1TY

Our ref: Chichester PS

Date: 16th September 2013

Dear Steve and Amanda,

Environment Agency Position Statement – Planning and Wastewater Treatment

Further to conversations with your officers I am writing to confirm that we wish to withdraw our position statement “Wastewater treatment capacity constraints on new development in Chichester city” dated August 2010 and its addendum dated September 2011.

Our Position Statement was published due to concerns with storm discharges from Apuldrum Wastewater Treatment Works (WwTW). As you will be aware through the Chichester Water Quality Group we have been working with yourselves and other partners to address this. One of the outcomes will be the installation of ultra-violet (UV) treatment on the storm overflow to mitigate its impact on the Harbour. It is expected that this will be operational from spring 2014.

The main discharge from the Apuldrum WwTW is already subject to UV treatment. Installing this type of treatment on the storm overflow will reduce the bacteria levels entering the Harbour but will not address the nitrogen load.

It is accepted by both the Environment Agency and Natural England that the total discharge from the storm overflow is likely to be having a significant effect on the European designated site at certain times.

We are continuing to work with our partners through the Chichester Water Quality Group to address this and have issued Southern Water with an enforcement notice under the Environmental Permitting Regulations. The enforcement notice introduced a requirement for Southern Water to implement the proposed UV treatment plant on the storm overflow, imposed a schedule for reporting on progress of the sewer investigation programme and required the company to investigate the environmental impact of the storm discharge.

The Apuldrum WwTW has some remaining headroom within its current permit. We have undertaken modelling work to understand the impact of releasing some of this headroom following installation of the UV treatment. This modelling has solely looked at the impact the extra headroom flow would have on the volume and frequency of discharges from the storm overflow and its impact on the nitrogen loading and subsequent weed growth in the Harbour.

The modelling demonstrated that the additional nitrogen discharged through the storm overflow when a flow of 385 m³/day is added to the WwTW would have an insignificant impact on weed growth. In discussion with Natural England we have agreed that this headroom could be made available for development that would be occupied once the UV treatment is operational.

A volumetric headroom of 385 m³/day equates to approximately 700 dwellings. We would recommend that you have discussions with Southern Water as to how you monitor any planning permission granted.

Any development beyond this headroom, under current catchment conditions, would have a significant impact on the nitrogen loads and weed growth in the Harbour. Once this headroom is reached we would therefore revisit our position and may reinstate our current advice to refuse development that results in a significant increase in the net flow to the sewer network.

We would advise any planning permission granted within this catchment to be conditioned for occupancy following the operation of the UV treatment on the storm overflow. We will work with your officers to agree consultation arrangements and specific wording for conditions.

I trust that the above sets out clearly our current position regarding development in the Apuldram WwTW catchment. If you would like to discuss anything in more detail please do contact me.

Yours sincerely,

Hannah Hyland
Sustainable Places – Planning Specialist

Appendix MH14

Mark Sturman

From: Foster, Brenda [Brenda.Foster@southernwater.co.uk]
Sent: 19 August 2015 10:26
To: Mark Sturman
Subject: Chichester Treatment Works

Good Morning Mark

Further to our telephone conversation I can confirm that there is a capacity issue at Chichester Treatment Works although I do not know the full details. These are held by our planning engineer who is currently on leave until 1st September 2015.

The regular comment I have found on our planning database is: -

The EA are advising the Council to refuse residential development in the Chichester catchment if it results in a significant increase in flows to the sewer network. This is because of unusual storm discharges at Chichester (Apuldram) Wastewater Treatment Works (WWTW). Southern Water is working with the Council, the EA and other stakeholders to investigate and find a solution, but no quick fixes have yet been identified. Southern Water is unable to support connection to the Chichester catchment until a sustainable solution has been found in collaboration with the EA. However I cannot find anything to confirm the likely timescales.

The people who may be able to assist you further in this matter are: -

Stuart Ward – 01962 716528 (on leave until 1st September 2015, or Susan Solbra (Regional Planning Manager) 01273 663189.

Kind Regards

Brenda Foster
Project Manager



T. 0330 303 119 | M. 07825 263 395
www.southernwater.co.uk

Southern Water, Southern House, Sparrowgrove, Otterbourne, SO21 2SW

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Mark Sturman

From: Sue Payne [spayne@chichester.gov.uk]
Sent: 21 August 2015 15:03
To: Mike Allgrove; Robert Davidson
Subject: Tangmere WTW Growth Scheme

From: Spence, John [<mailto:John.Spence@southernwater.co.uk>]
Sent: 21 August 2015 08:48
To: Sue Payne
Cc: Solbra, Susan
Subject: RE: Tangmere WTW Growth Scheme

As part of the Action Plan developed by the Chichester Water Quality Group a significant element is a scheme to increase the capacity of Tangmere WTW in order to receive new strategic site development flows from the Chichester area. This proposal was submitted as part of our PR14 Business Plan submission to Ofwat for delivery in the AMP6 investment period (2015 to 2020). The delivery date for this enhancement was estimated as 2019.

Owing to the criticality of the scheme, Southern Water have been working on feasibility and design in advance of the AMP6 period i.e. during the financial year 2014/15. Southern Water have now reached a point in the design where we are pleased to announce that our project team have been able to significantly reduce the original programme and hence the completion of the scheme can now be brought forward to 31st December 2017.

Regards

John S

John Spence
Head of Water Quality & Environmental Policy
Southern Water
Direct Dial : 01903 272329
Mobile : 07768 384569

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Appendix MH15

Appendix MH16

Mark Sturman

Subject: FW: Loveders Caravan Park and Tangmere SDL

From: Mark Hewett <mh@intel-land.com>

Date: Wednesday, 12 August 2015 17:47

To: "steveculpitt@seawardproperties.co.uk" <steveculpitt@seawardproperties.co.uk>

Subject: Loveders Caravan Park and Tangmere SDL

Dear Steve

Further to our telecom just now, I am writing to confirm our discussions. As I mentioned this is in the capacity of analysing Housing Land Supply in Chichester for a planning appeal being run by Sunley Homes.

Firstly with regard to Loveders Caravan Park, you advised that this is a scheme that Seaward intend to develop themselves. You have outline planning permission for 157 dwellings and are currently starting to discharge conditions. Your intention is to prepare, consult and then submit you Reserved Matters application for the housing. Upon receiving planning approval, you will prepare technical design and tender the main infrastructure contracts.

You will then start on site and expect a slightly longer than normal house-build lead-in due to abnormal upgrade works.

The site will deliver 40% affordable housing.

With regard to Tangmere SDL, this site, as per local plan policy, is dependent on significant off-site sewage treatment upgrade works which are, in your estimation unlikely to be completed until 2019 at the earliest. From your perspective it is unlikely that any developer will invest significantly into infrastructure and house build until the off site works are resolved satisfactorily. Accordingly the earliest that you expect any completions would be 2021, and indeed that is uncertain.

I trust this is an accurate reflection of our discussions and would be grateful if you could drop me a return email to confirm.

Best wishes

Mark Hewett

Kind regards

Mark Hewett

Partner

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Mobile: +44 (0)7789 958 472

Email: mh@intel-land.com

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Appendix MH17

Mark Sturman

From: Robert Davidson [rdavidson@chichester.gov.uk]
Sent: 19 August 2015 16:55
To: Mark Sturman
Cc: Mark Hewett; Joanna Bell
Subject: RE: Chichester Housing Land Supply
Attachments: Updated info on housing sites (19-08-2015).xlsx

Mark,

Ahead of the telecon tomorrow, I attach my updated assessment of development phasing for the sites you listed. The revised phasing forms part of the work I am currently undertaking to produce updated 5YHLS figures for the period 2016-2021 taking account of housing completions up to 1 April 2015 and updated information on housing delivery for all outstanding housing commitments. I expect this work to be completed in the next couple of weeks and we will share the information with you as soon as it is finalised.

As you will be aware from our Local Plan, a key factor constraining housing delivery on our allocated strategic sites is the lack of availability of wastewater capacity pending Southern Water's proposals for expansion of the treatment works at Tangmere (which is identified as part of their Business Plan for the AMP6 period). At the time of the Local Plan examination, SW were estimating that the expanded capacity at Tangmere WwTW would not be available until 2019. However, SW have recently indicated to us that they now expect to complete the Tangmere WwTW expansion work by 31st December 2017. Based on this information, we now consider that the strategic developments at Westhampnett and Tangmere will be able to commence earlier than assumed in the Local Plan trajectory. The West of Chichester developers are proposing an onsite treatment plant as part of their current planning application, so will not be dependent on the expansion of Tangmere WwTW. As a result, our updated phasing assessment assumes earlier start dates for the strategic sites, giving us greater confidence that these large housing sites will make a significant contribution to overall housing delivery during the period 2016-2021.

Regards

Robert Davidson

Principal Planning Officer

Planning Policy

Chichester District Council

Tel: 01243 53 4715 | Fax: 01243 776766 | rdavidson@chichester.gov.uk | <http://www.chichester.gov.uk>

www.facebook.com/ChichesterDistrictCouncil | www.twitter.com/ChichesterDC

From: Mark Sturman [mailto:ms@intel-land.com]

Sent: 17 August 2015 13:41

To: Robert Davidson

Cc: Mark Hewett

Subject: Chichester Housing Land Supply

Dear Robert,

Further to your discussion today with Mark Hewett please find below a list of sites where our delivery trajectories differ to yours:

- Field North West Of The Saltings Crooked Lane
- Graylingwell
- Land at Kingsmead Avenue
- Land North of The Willows Hambrook Hill
- Shopwyke
- The Woolstaplers Car Park

- Park Farm
- Land South of Graylingwell Drive (Orchard House and Barnfield House)
- Windmill Bungalow, Queens Avenue
- West of Chichester SDL
- Westhampnett/ North East Chichester SDL
- Tangmere SDL
- Land at Nursery Site (west of B2133 Guildford Road)

Can we arrange a suitable time to discuss the above sites once you have had a chance to review?

I will be in contact shortly to arrange a time for a brief telecon.

Regards

Mark

Mark Sturman MRICS

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Appendix MH18

Mark Sturman

From: Robin Bishop [Robin.Bishop@tds-southern.co.uk]
Sent: 21 August 2015 17:40
To: Mark Sturman
Subject: RE: Chichester Housing Land Supply

Mark

Further to your email & missing you on the phone, I comment as follows.

Your assumption about our involvement in Shopwyke is correct.

MD of TDS for over 10 years with an additional 15+ years of experience in drainage design in the South East, I do not believe that the stance taken by Chichester DC is correct in believing that Southern Water will deliver the improvements stated in the time period.

Our understanding of the proposed improvements to Tangmere WWTW are that they are @ a very early concept stage with initial meetings still being held. The design has still to be undertaken with surveys still required, from then they will need to be costed, approved, tendered, value engineered before works can be undertaken. I do not see this period taking anything less than 3 years to complete if all goes sweetly. These things have a habit of slipping rather than quickening & as it is a capital project, bureaucracy usually gets involved.

I hope this helps & if you need to discuss, please call.

Regards

Robin
Robin Bishop
Managing Director
Email: Robin.Bishop@t-d-s.com
Mobile:- 07966 202955



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From: Mark Sturman [mailto:ms@intel-land.com]
Sent: 21 August 2015 10:15
To: Robin Bishop
Subject: FW: Chichester Housing Land Supply

Dear Robin,

I understand you are dealing with the site in Shopwyke and other sites in the Chichester area in terms of drainage strategy.

I am currently assessing the housing land supply position in Chichester District.

Several key housing sites that the Council are relying on for housing delivery are reliant on the completion of planned waste water upgrades at Tangmere.

I have recently received the below email from the Council regarding the timescales of the proposed upgrade works. With this in mind I was hoping to obtain your view on the below timescales given your expertise in the sector?

I look forward to hearing from you in due course and please let me know if you need more information.

Kind Regards

Mark

Mark Sturman MRICS

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From: Robert Davidson [mailto:rdavidson@chichester.gov.uk]
Sent: 19 August 2015 16:55
To: Mark Sturman
Cc: Mark Hewett; Joanna Bell
Subject: RE: Chichester Housing Land Supply

Mark,

Ahead of the telecon tomorrow, I attach my updated assessment of development phasing for the sites you listed. The revised phasing forms part of the work I am currently undertaking to produce updated 5YHLS figures for the period 2016-2021 taking account of housing completions up to 1 April 2015 and updated information on housing delivery for all outstanding housing commitments. I expect this work to be completed in the next couple of weeks and we will share the information with you as soon as it is finalised.

As you will be aware from our Local Plan, a key factor constraining housing delivery on our allocated strategic sites is the lack of availability of wastewater capacity pending Southern Water's proposals for expansion of the treatment works at Tangmere (which is identified as part of their Business Plan for the AMP6 period). At the time of the Local Plan examination, SW were estimating that the expanded capacity at Tangmere WwTW would not be available until 2019. However, SW have recently indicated to us that they now expect to complete the Tangmere WwTW expansion work by 31st December 2017. Based on this information, we now consider that the strategic developments at Westhampnett and Tangmere will be able to commence earlier than assumed in the Local Plan trajectory. The West of Chichester developers are proposing an onsite treatment plant as part of their current planning application, so will not be dependent on the expansion of Tangmere WwTW. As a result, our updated phasing assessment assumes earlier start dates for the strategic sites, giving us greater confidence that these large housing sites will make a significant contribution to overall housing delivery during the period 2016-2021.

Regards

Robert Davidson

Principal Planning Officer
Planning Policy

Chichester District Council

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From: Mark Sturman [<mailto:ms@intel-land.com>]

Sent: 17 August 2015 13:41

To: Robert Davidson

Cc: Mark Hewett

Subject: Chichester Housing Land Supply

Dear Robert,

Further to your discussion today with Mark Hewett please find below a list of sites where our delivery trajectories differ to yours:

- Field North West Of The Saltings Crooked Lane
- Graylingwell
- Land at Kingsmead Avenue
- Land North of The Willows Hambrook Hill
- Shopwyke
- The Woolstaplers Car Park
- Park Farm
- Land South of Graylingwell Drive (Orchard House and Barnfield House)
- Windmill Bungalow, Queens Avenue
- West of Chichester SDL
- Westhampnett/ North East Chichester SDL
- Tangmere SDL
- Land at Nursery Site (west of B2133 Guildford Road)

Can we arrange a suitable time to discuss the above sites once you have had a chance to review?

I will be in contact shortly to arrange a time for a brief telecon.

Regards

Mark

Mark Sturman MRICS

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