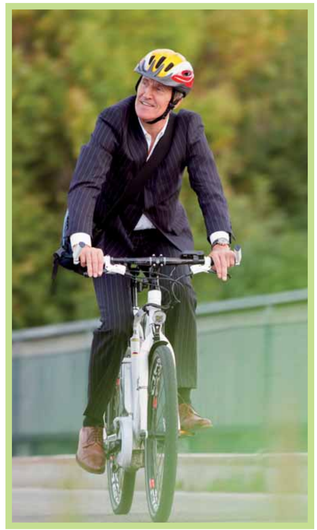
Public Exhibition

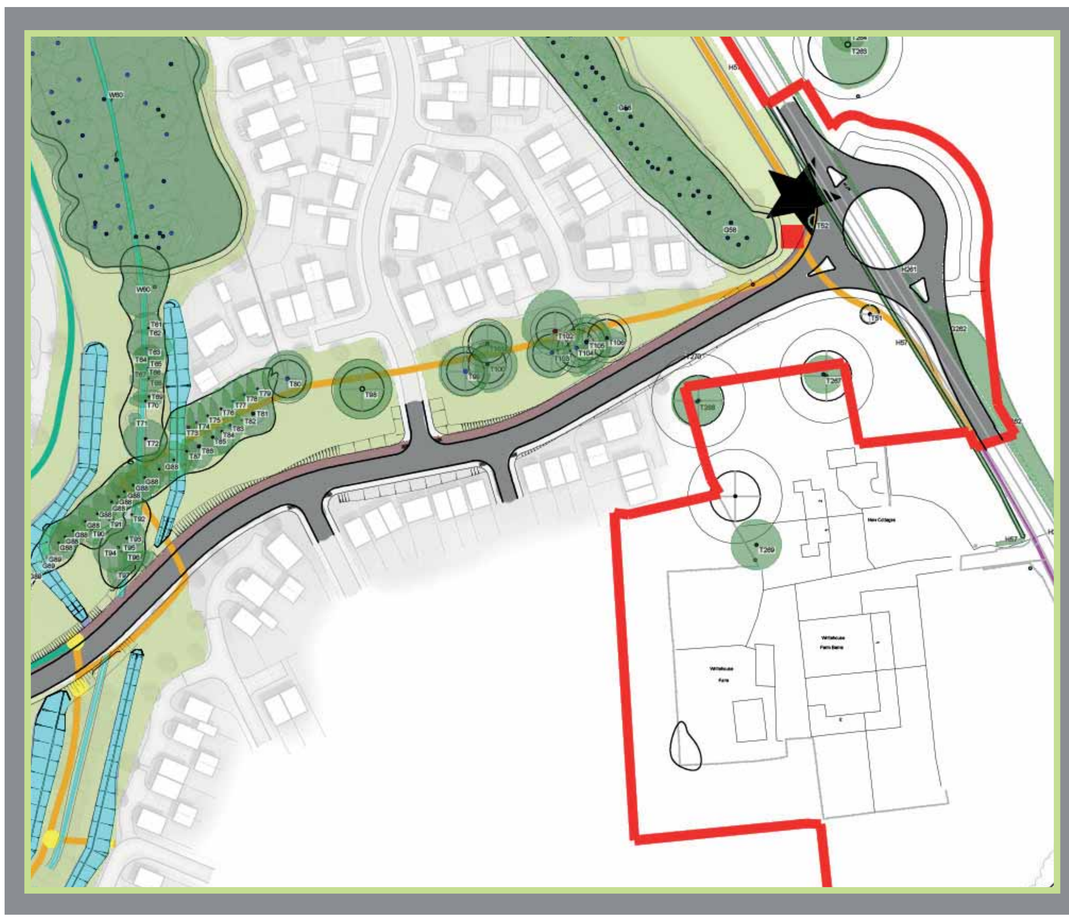
BOARD F

Primary Road and Drainage Infrastructure

The proposed primary access road provides access to all the development parcels for the first 750 homes at the site as well as the proposed local centre. Its route was determined at outline stage. The access road is 6.75 metres wide, with a three-metre footway/cycleway on the northern side and a two-metre footway on the southern side. The road has been designed to accommodate all vehicles including buses, service vehicles, refuse, emergency vehicles, cars, cyclists and pedestrians safely. Along the road are shown junction stubs which will service secondary roads and development parcels from the main primary road. Details of crossing points and landscaping will be incorporated into the design of the primary road as the design of surrounding parcels is progressed.



The three-metre-wide shared cycle/pedestrian route provided along the northern side of the primary access road provides a cycle way along the length of the road which connects with the proposed cycle routes along the Western Link and eastern edges of the development. Provision for a cycle link to the Newlands Lane footpath will also be incorporated in later reserved matters applications to link the routes into Chichester City Centre. This completes the circular cyclepath around the site and links the various pockets of development. Bicycle parking is provided throughout the site including the entrances to the Southern Country Park and within the northern SANG car park.



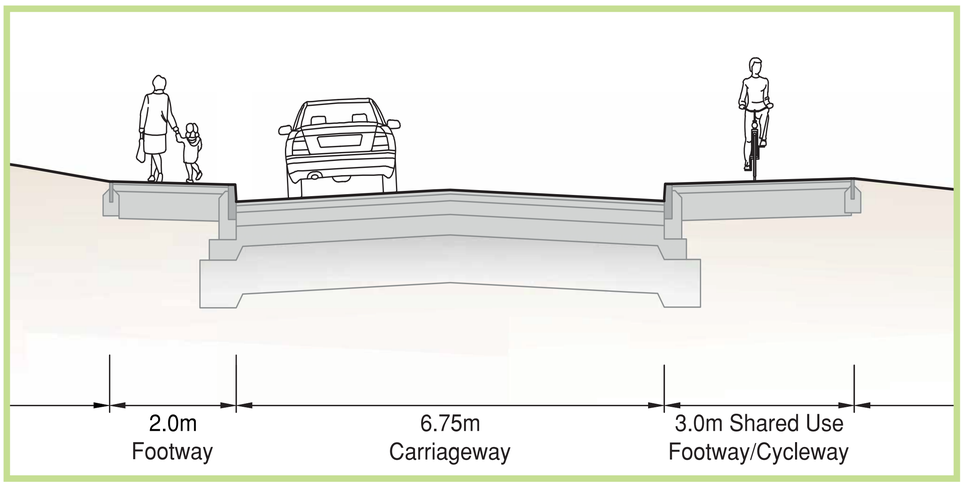
Cycle Path (3.8km)

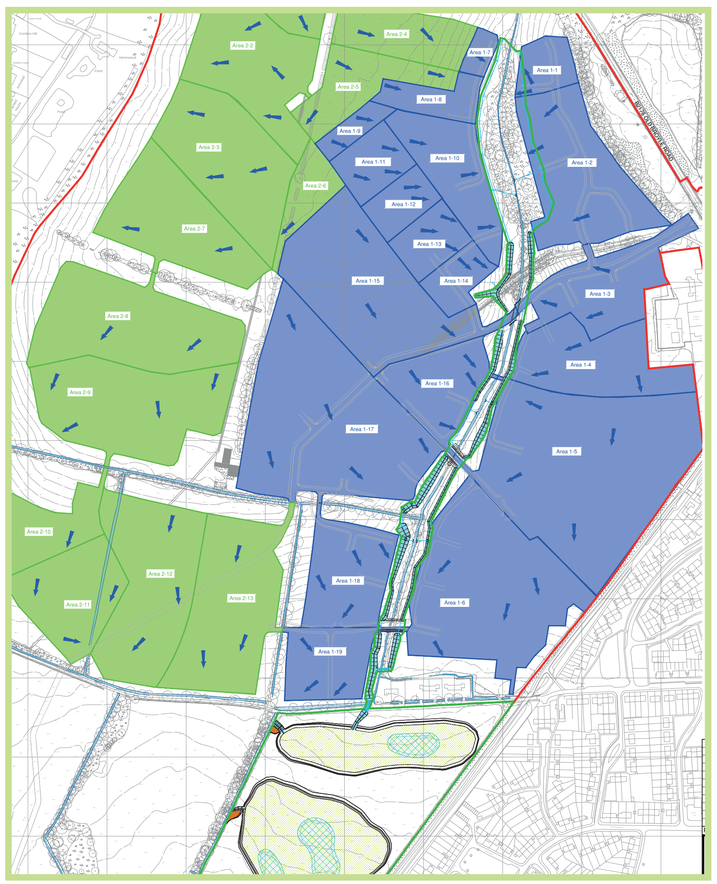
Pedestrian Route - Central Green Link and Country Park Circuit (3.4)

Pedestrian Route - Central Green Link, Country Park and Western Green Link (4.1km)

Pedestrian Route - Western Green Link and Country Park Circuit (4.2km)

Indicative Cycle/Footpath





Using the principles of Sustainable Drainage, a surface water drainage strategy design has been devised and hydraulically modelled to demonstrate that the scheme can be suitably implemented without increasing the level of flood risk when the surface water drainage system experiences a 1:100-year rainfall event (including climate change). Further attenuation design features incorporated within the SANGs proposals will deliver pre-development greenfield run off rates, representing a betterment to the site's existing peak run-off rates:

- The development proposals convey the surface water run-off from the development parcels to a series of new ditches and swales which run parallel to the existing central watercourse.
- The watercourse is controlled at various points along this new ditch/swale system with over flow provisions to avoid over inudating the existing watercourse.
- To not increase the risk of surface water flooding downstream of the site, installation of in channel flow controls within the existing ordinary watercourse have been incorporated into the design.
- Proposed regional attenuation features within the Country Park area have been implemented to provide temporary storage of surface water discharge during rainfall events.