



Public Exhibition

BOARD A
31.01.2019

Introduction

Welcome...

Welcome to our public exhibition which sets out proposals by Linden Homes and Miller Homes (the Developers) for the first new homes (circa 160 units) and sports facilities on the first part of Whitehouse Farm, West of Chichester.

Today's exhibition has been arranged to give the local community an opportunity to review, discuss and provide feedback on the proposals ahead of the preparation and submission of reserved matters applications in the near future.

We hope that you find this event informative and we would be grateful if you could take the time to complete one of the comments forms available, or provide feedback via the project website:

<https://westofchichester.consultationonline.co.uk/>

Thank you for your interest and for taking the time to attend today's event.

Streetscene Miller Homes



Indicative Linden Home

So Far...

Linden Homes and Miller Homes are bringing forward development proposals for the first part of Land West of Chichester.

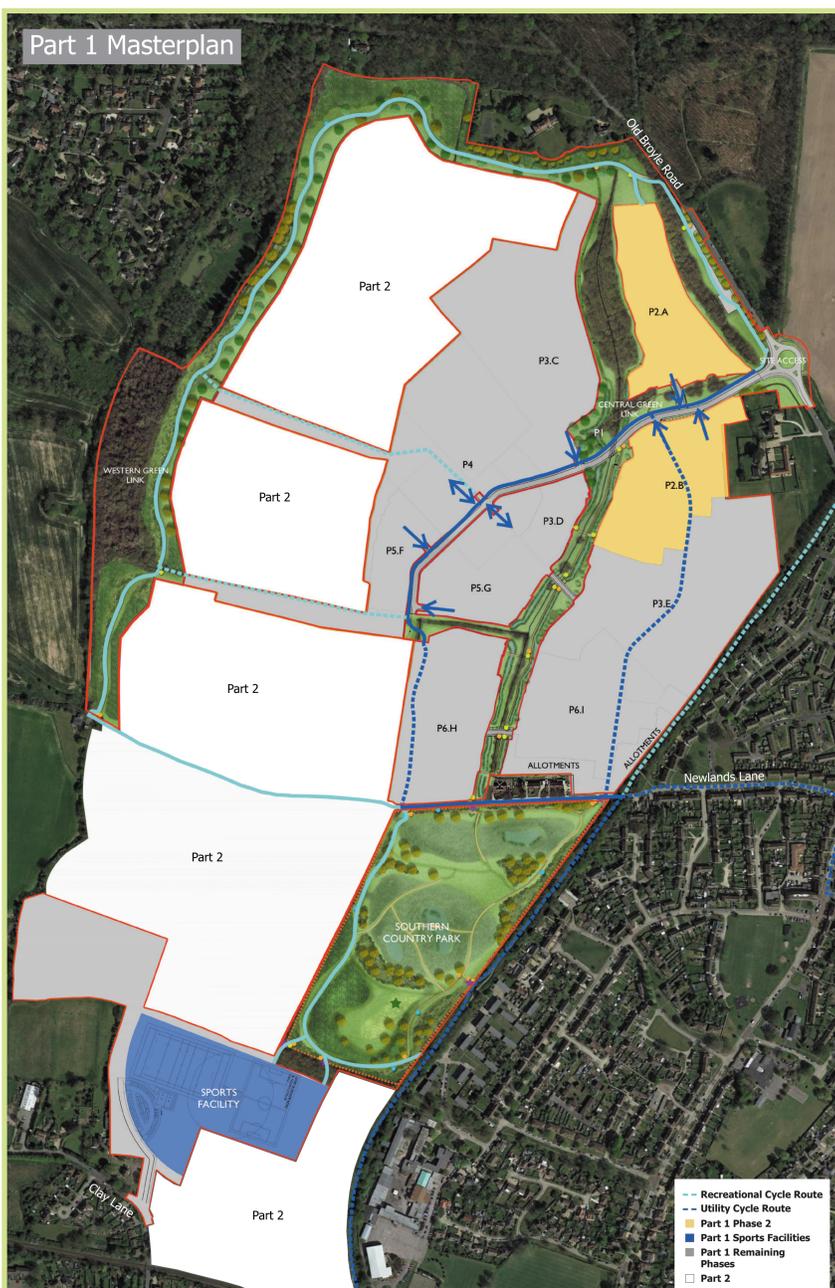
An outline application was approved by Chichester District Council in April 2018 for Part 1. This agreed the principle of the development of up to 750 homes with associated infrastructure, roundabout access from Old Broyle Road, retail, employment, community facilities, school and significant areas of open space.

Following this, in December 2018, Chichester District Council approved the first reserved matters application (Phase 1) which covered:

- The main road through the site
- Principal Drainage Infrastructure
- Suitable Alternative Natural Greenspaces (SANGs)

Linden Homes and Miller Homes are now in the process of preparing a series of further reserved matters planning applications, each of which will deal with a remaining aspect of the Part 1 outline application.

The reserved matters process is the second stage of planning. The outline planning application covers overarching principles, with the reserved matters applications essentially filling in the details before development can take place.



Indicative Miller Home



Indicative Linden Home



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BOARD B
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Phase 2 Layout Plans

Proposed New Homes

The northern Parcel A will be constructed by Miller Homes and shows 73 new homes, whilst the southern Parcel B will be constructed by Linden Homes and currently consists of 87 new homes. These homes will be the first constructed on site.

The design and layout of the parcels has had careful regard to the parameters set by the outline planning permission for Part 1 of the site, as well as the various adopted planning policies, concept statements and Masterplans governing the site's development. There has been further input from the design team following a review of the site's context.

Miller Homes Streetscene



Drainage and Utilities

The surface water drainage scheme for the parcel complies with the approved site wide scheme which directs water to a series of swales and attenuation basins which will limit surface water flows to pre-development green field run off rates.

Foul drainage for all properties will link to the wider sewer network, which will either drain to the Tangmere waste treatment facility or the onsite facility. Details of the chosen site wide foul drainage strategy will be submitted to Chichester District Council in the coming months and before development of the houses begins.

Linden Homes Streetscene





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Phase 2 Parcel A Housing - Miller Homes

Parcel A - Northern Green Corridor

Layout

Miller Homes' first parcel is defined by the strong belt of trees which enclose the parcel on its eastern, western, and southern sides giving the area a verdant and rural character. The parcel also provides an important link to the wider natural greenspaces (SANGs) to both the north and south.

The parcel has been designed to reinforce this desire line between the green spaces through the provision of a clear route through the parcel, providing a direct link between the areas of open space. Small informal cul-de-sacs branch off the road to provide safe, semi-private 'home zone' style areas which encourage slow vehicle speeds and prioritise pedestrians and cyclists.

The layout provides active street frontages and a variety of dwelling types, with properties laid out in a relatively informal arrangement to support the semi-rural feel of the area. Properties closest to the main road have been orientated so they present an attractive and inviting frontage which connect with the open spaces and footpaths to provide an attractive entrance to the site.



Housing Design

The design of the homes within the parcel takes inspiration from the rural character of the area. All properties will be two storey in height and consist of a mix of detached, semi-detached and small terraced development, reflecting the forms of development found in the surrounding area. Materials will remain relatively simple, mainly consisting of different tones of red brick with areas of painted brick and flint used as accentuating features on focal buildings. A mix of roofing colours will be used reflecting the mixture found in the rural surroundings.





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Phase 2 Parcel A Housing - Miller Homes (continued)

Parcel A - Northern Green Corridor

Housing Mix

The draft layout provides a varied mix of new homes to help meet a variety of housing needs, as follows:

	Market Housing	%	Affordable Housing	%
1bed	0	0%	0	0%
2bed	10	20%	9	41%
3bed	20	39%	12	55%
4+bed	21	41%	1	5%
Total	51		22	

The parcel includes 30% of the homes as affordable housing (22 dwellings), in accordance with the outline planning permission. These will be provided as a mix of affordable

rented and shared ownership units which are pepper-potted across the parcel to help create mixed communities, with a tenure blind approach to design to ensure that the affordable housing is indistinguishable from the market housing.



Parking Plan Parcel A



Access and Parking Strategy

The parcel is served by a single access from the main road that runs through the site, with an emergency access located in the northern part of the parcel. Internal access has been designed to ensure safe and convenient movement around and through the parcel for all road users, including pedestrians, cyclists, emergency and refuse vehicles.

Parking will be provided as a mix of garages and parking spaces, with each dwelling provided with its own parking. Additional visitor parking will be provided on-site to ensure that there is sufficient parking to meet the needs of residents and their visitors.

The site will also provide cycle parking, within garages or sheds in rear gardens. Site access and all off-site highways improvements were considered and approved as part of the outline planning application and will be delivered in accordance with the S106 Agreement.

Landscaping and Ecology

The plot landscaping in the parcel will reflect this setting adjacent to the woodland with informal shrub planting and grass to plot frontages to create a more natural feel. Informal hedging will be used to create a gateway feature in the southern part of the parcel along the access road. A more open approach is used along the tributary roads.

Native and wildlife friendly species will be used where possible for hedge and shrub planting to plot frontages. Tree species will be chosen in line with their location ranging from decorative street trees, chosen for their seasonal interest and upright form, to informal native (hybrid) trees in locations adjacent to the woodland and river corridor.





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Phase 2 Parcel B Housing - Linden Homes

Parcel B - Northern Area

Layout

This Parcel is bounded by the main road on its northern edge, the stream corridor green space on its western edge and Whitehouse Farm to the east.

In response to the parcel's characteristics, the proposals have been laid out in an organic urban form with natural parcels, which follow the contours of the changing landform and are arranged around a central street. This provides a distinctive and welcoming linkage through the parcel. Housing along the main road through the parcel and adjacent to the primary road has been orientated so they provide a more formal and attractive frontage throughout, which will be supplemented by tree planting and landscaping to reinforce the sense of entry to the site and increase its attractiveness and legibility. Similarly, housing proposed adjacent to the stream corridor is laid out to face onto the space, increasing the quality and security of the space for those using it and improving the outlook for those plots. The proposal's relationship with the historic Whitehouse Farm has also been respected through the retention of the green buffer between the site and Whitehouse Farm which was agreed at the outline stage.



Housing Design

Built form within the area responds to the street hierarchy within the parcel and surrounding context. Building design will generally be consistent, with subtle tonal changes in material to provide variety and respond to local context, such as on important street corners.

Buildings will generally be two storey in height but also includes several strategically placed 2.5 storey buildings to provide visual interest within the street and terminate focal viewpoints.

Linden Homes Streetscene



Linden Homes Streetscene





Public Exhibition

BOARD F
31.01.2019

Phase 2 Parcel B Housing - Linden Homes (continued)

Parcel B - Northern Area

Housing Mix

The draft layout provides a varied mix of new homes to help to meet a variety of housing needs, as follows:

	Market Housing	%	Affordable Housing	%
2bed	8	14%	7	24%
3bed	39	67%	16	55%
4+bed	11	19%	6	21%
Total	58		29	

The parcel includes 29 affordable homes, in accordance with the outline planning permission. These will be provided as a mix of affordable rented and shared ownership units and are pepper-potted across the parcel to help create mixed communities with a tenure blind approach to design which caters for a wide variety of housing needs and ensures that affordable housing is indistinguishable from market housing.



Access and Parking Strategy

The majority of plots are served by an access from the main road which runs through the site, providing convenient access to the new local centre and the SANGs. The proposed main street through the parcel will be continued in future parcels to the south to form a loop in line with the approved masterplan for the site, details of which will come forward in future Reserved Matters applications. Internal access has been designed to ensure safe and convenient movement around and through the parcel for all vehicles, cyclists and pedestrians, including emergency and refuse vehicles.

Parking will be provided as a mix of garages and parking spaces, with each dwelling provided with its own parking. Additional visitor parking will be provided on-site to ensure that there is sufficient parking to meet the needs of residents and their visitors. The site will also provide cycle parking, within garages or sheds in rear gardens.

Site access and all off-site highways improvements were considered and approved as part of the outline planning application and will be delivered in accordance with the S106 Agreement.

Landscaping and Ecology

Parcel B includes mainly structural planting consisting of predominantly hedge and shrub planting. Street tree planting will provide a green approach into the parcel along the main street. The character along the river corridor will be more informal to reflect the natural surroundings and provide a transitional space into the core of the parcel.

Native and wildlife friendly species will be used where possible for hedge and shrub planting to plot frontages. Tree species will be chosen in line with their location ranging from decorative street trees, chosen for their seasonal interest and upright form, to informal native (hybrid) trees in locations adjacent to the woodland and river corridor.





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Proposed Sports Facilities

Sports Pitches

The outline consent approved the provision of new on-site sports facilities to increase opportunities for all all future and existing residents to participate in sport. The facility will be run for the local community so that it is affordable and readily available for the community to use.

The proposals include a Senior Rugby Pitch, a Senior Cricket Pitch and a Senior Football Pitch which meet the requirements set by the approved outline planning application.

The football and rugby pitches partially overlap with the cricket pitch due to the differing timing of their seasons and to facilitate the most efficient use of space.



North Elevation



South Elevation



The Pavilion

The proposals include a good quality sports pavilion which provides changing facilities to meet the needs of the associated sports pitches.

A sheltered area is also provided on the eastern side of the pavilion to facilitate 'padding up' and provide some shelter for spectators during games and matches.

A parking area is provided for users of the sports pitches, which includes enough space to allow for use by coaches.

Pavilion Ground Floor Plan





Public Exhibition

BOARD H
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Summary & Next Steps

Summary

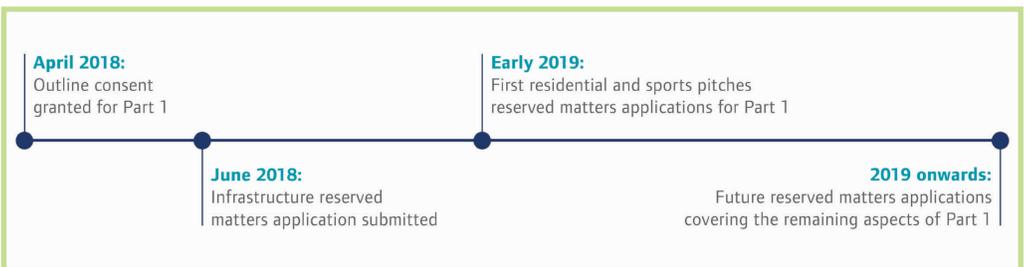
These proposals present the draft details of the first 160 homes and the sport facilities and Pavilion.

The proposals represent a high-quality development that will provide an attractive 'welcome' to the site from Old Broyle Road. It also provides a broad mix of house types and tenures, including 30% affordable housing to meet local needs which are designed to reflect the character of the surrounding area.

Furthermore, the proposed sports facility provides an important community facility which will become an asset for existing and future residents to be proud of.



Indicative Linden Home



Next Steps

Thank you for taking the time to attend this exhibition and we hope that you have found this useful. Following this event, we will consider all your comments, along with those of Chichester District Council and Local Community Groups as part of finalising the proposals before submission of reserved matter applications to the Council.

Whilst the first reserved matters application is being considered, Miller Homes and Linden Homes will be preparing further detailed information in respect of the local centre and further housing parcels on the site. Further public consultation events on these matters will be held as the proposals progress and dates for such events will be advertised via the consultation website:

<https://westofchichester.consultationonline.co.uk/>

Part 1 (New homes and Sports Facilities) Feedback

Please take a moment to complete a feedback form. You can either deposit it here today in the ballot box provided, or send it to us later using one of the Freepost envelopes provided.

Feedback can also be submitted online at:

<https://westofchichester.consultationonline.co.uk/>

The deadline for submitting feedback is **Thursday 14th February 2019.**

Contact Us

If you have any questions, you can contact the project team via:

- Freephone information line: **0800 298 7040**
- Email: feedback@consultation-online.co.uk

Further information is available on the project's dedicated website at:

<https://westofchichester.consultationonline.co.uk/>



Indicative Miller Home



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