

## CHICHESTER CITY COUNCIL

### MINUTES OF THE SPECIAL PLANNING AND CONSERVATION COMMITTEE MEETING

HELD ON THURSDAY 27 MARCH 2014 AT 5.30PM

- PRESENT : Councillors Budge, Chaplin, P Dignum, Shone and Woolley (Chairman)
- EX OFFICIO : The Mayor (Councillor Hughes)  
The Deputy Mayor (Councillor Siggs)
- ALSO PRESENT : Councillors Campling, T Dignum and Rankin
- IN ATTENDANCE : Planning Adviser, Town Clerk and Mayoral/Administrative Assistant  
Mr Richard Cole (Parklands Residents Association)  
Mr Alan Green (CCAAC)
- APOLOGIES : Councillors Plowman and Rees

#### 142 MINUTES

RESOLVED that the Minutes of the meeting held on 12 March 2014 having been printed and circulated were signed by the Chairman as a correct record.

#### 143 DECLARATIONS OF INTEREST BY MEMBERS OF THE COMMITTEE IN MATTERS ON THE AGENDA FOR THIS MEETING

The Chairman and Councillors Budge P Dignum and T Dignum, as members of Chichester District Council, declared a Personal Interest. Councillor Chaplin, as a member of the Chichester District Council Management Development Plan Panel, declared a Personal Interest.

#### 144 CONCEPT STATEMENTS

The Chairman introduced this item and drew the attention of the Committee to his draft paper - "White House Farm" - draft City Requirements appended to the Agenda. The Chairman suggested that the paper be discussed heading-by-heading in detail, whereupon those present would be invited to comment. However, he reminded Councillors that any discussion was without prejudice to the decision of the Committee when the planning application for White House Farm came before the Committee at a later date. Discussing the Concept Statement now did not mean that the City Council would make a recommendation of approval to the planning application, once submitted. However, it was an act of preparedness on behalf of the City to have the fall back position of a Concept Statement should the application be subsequently submitted by Chichester District Council and approved by them.

The Chairman drew the Committee's attention to the comments submitted by email from Mr Mike White, Secretary, Chichester Residents Association. Mr Richard Cole, who was present at the meeting, also referred to his comments which had previously been submitted to the Chairman. Mr Green also contributed to the discussion.

A lengthy debate took place at the conclusion of which the Chairman said that he would prepare an updated paper to include comments discussed/submitted. The paper would be circulated to all members and those present at the meeting, together with other organisations ie: Residents Associations, and those who could not attend this Committee meeting.

**Post meeting note: The Chairman had prepared a third draft paper which is appended to the minutes for each of reference.**

RESOLVED that this matter be discussed further at the full Council meeting on Wednesday 16 April 2014 at 6.00pm.

145 DATE OF NEXT ORDINARY MEETING

Wednesday 9 April 2014 at 5.30pm

The meeting closed at 7.10pm.

## **White House Farm – Draft City Requirements 3rd iteration**

### **PREAMBLE**

In the knowledge that the District Council is preparing a Concept Statement, and that a developer is able to submit a planning application at any time, the City Council thinks it wise to consider what the City would wish to see if White House Farm were developed. This exercise does not mean that the City is in favour of such development, simply that we want to be prepared.

### **DEVELOPMENT AREA**

There should be no development north of Old Broyle Road or on the "Slab". Brandy Hole Copse and the two fields to the south of the Copse, which lie north of the B 2178, should not be developed. Indeed, if possible, these two fields should be included within the City's Local Nature Reserve or used as allotment land.

### **NUMBERS**

Not more than 1000 dwellings should be provided by 2029 with an emphasis (at least 30%) on low cost /affordable. The City is anxious to see homes provided which are suitable for local working people and would be sympathetic to the setting up of a housing trust to facilitate this.

### **A MIXED COMMUNITY**

White House Farm should be a mixed community with some houses suitable for older and less abled people (bungalows possibly) and a few larger houses to preserve social balance. Physical links should be established with West Broyle Drive and Pine Grove. The low cost/affordable dwellings should be planned in tenure-blind clusters to facilitate maintenance while ensuring a balanced community.

### **ACCESS**

Old Broyle Road is a narrow and busy access to the City, and the old railway bridge provides a very good City gateway, with cathedral views. Consideration should be given to making White House Farm accessible from the South (College roundabout) which would help preserve the gateway. Thought should also be given to siting a northern access in the NW corner of the site away from the bridge.

### **THROUGH TRAFFIC**

If there is to be north and south access there should be a link road free of housing.

### **COMMUNITY FACILITIES**

The estate should have a heart – some or all of: a nursery and/or primary school (possibly associated with Bishop Luffa); a church/community centre; a convenience store(s); a green/ playing field; a pub; a children's playground. It will also reduce traffic movements if there are facilities on site.

### **VIEWS**

Views of the Cathedral should be protected and maintained.

### **COUNTRYSIDE**

Access to the countryside should be maintained and enhanced: recreational facilities within the area will protect the harbour AONB from over use. We are attracted by the idea of an undeveloped essentially natural wildlife corridor on the west side of Centurion Way, variable in width but not less than 200m. This should be managed by a funded wildlife trust, and will not only facilitate the movement of wildlife between the harbour and the downs, but also enhance and emphasise Centurion Way

### **CYCLEWAYS**

West Broyle is a touch too far for walking but an ideal distance for cycling to the City. A cycle route to central Chichester should be provided, with access to Bishop Luffa School and improvements to the existing cycle lanes along Westgate. Where possible the cycle route should be discrete and separate to both motor traffic and footpaths.

### **A NEW BISHOP LUFFA SITE?**

A strategy which should be considered is to completely reposition Bishop Luffa school (which is in very substandard and unsuitable buildings) either on the White House Farm site or elsewhere altogether. We recognise that this would not be viable for a developer alone but with some money from a developer and some from other sources it might be possible. The existing Bishop Luffa site could then be used for housing, where it would be much more sustainable than further to the west.

### **WORKING WITH THE EXISTING BISHOP LUFFA**

If Bishop Luffa remains on its present site access to White House Farm from the south will take a large part of the existing playing field and the school will need the rest of the site for expansion and rebuilding. New and more ample playing fields adjoining the school to the west should be provided in exchange for the land taken as roadway. The existing Oliver Whitby Field (currently used by Bishop Luffa on a short lease to 2020) should be used for housing as it will be more sustainable location.

### **CENTURION WAY**

If Bishop Luffa stays on its present site but with new playing fields to the west, thought needs to be given to safeguarding the school site. A bridge would allow children to safely access the new fields.

*Agreed later in discussion with Mick Shone*

### **TRAFFIC IMPACT STUDY**

*The City feels there should be a professional traffic impact study to assess both 1) the likely flow of traffic through White House Farm and 2) the likely impact on Sherborne Road.*

### **OTHER CONCERNS**

*Infrastructure issues include sewage and bypass traffic.*