

Deliverability Statement



Project: Rickman's Green Village
Subject: Deliverability Statement
Date: 28 November 2022
Client: Artemis Land and Agriculture Ltd

DELIVERABILITY STATEMENT

1. This Deliverability Statement has been prepared by DLBP Ltd, on behalf of Artemis Land and Agriculture Ltd, to support the proposal for Rickman's Green Village at Crouchlands Farm, Rickman's Lane, Plaistow, RH14 0LE.
2. This Deliverability Statement demonstrates that the proposal for Rickman's Green Village is deliverable from the time at which the full and outline planning applications are approved by Chichester District Council ("the Council"), and sets out how the development will ensure the delivery of homes, in accordance with the Council's development plan.

Planning Policy Context

3. The National Planning Policy Framework (2021) ("the Framework") sets out the Government's current planning policies for England. Section 5 of the Framework relates to the delivery of housing, and identifies the Government's objective to significantly boost the supply of homes.
4. The Framework is supported by National Planning Practice Guidance, which asserts a continued emphasis on the planning system to deliver growth.
5. The Chichester Local Plan (2015) identifies a need to provide additional new homes in Chichester District. Policy 4 of the Local Plan sets out a specific requirement for 7,388 homes to be delivered over the Local Plan period 2021-2029. This housing requirement, however, is now considered to be out of date.
6. The Council is currently undertaking a Local Plan Review which will shape where new development will go in the Chichester District up to 2035. The Council's Preferred Approach for the emerging Local Plan, published in December 2018, set out to provide for at least 12,350 dwellings to be delivered in the period 2016-2035, based on a housing need of 650 per annum.
7. The Council is understandably challenged by constraints to providing housing, such as a number of existing infrastructure problems in the south of the District, relating to highways (specifically the A27) and wastewater treatment. The Council is therefore looking to the North of the Plan Area for where new housing can be accommodated, to help meet its housing demand. The Council has acknowledged that the potential for developable Housing and Economic Land Availability Assessment sites, including land at Crouchlands Farm, to deliver housing is being considered as part of the Local Plan Review process, and as part of the Sustainability Appraisal of reasonable alternatives.

Interim Position Statement

8. The Council has also published an Interim Position Statement for Housing Development (2020). This Statement is intended to assist the Council in determining proposals on greenfield sites outside of, but adjacent to, defined settlement boundaries in order for the Council to maintain a supply of housing.
9. Criterion 13 of the Interim Position Statement states that:

Development proposals are required to demonstrate that they are deliverable from the time of the submission of the planning application through the submission of a deliverability statement justifying how development will ensure quicker delivery.

10. The conclusions of recent appeal decisions (APP/L3815/W/20/3255383 and APP/L3815/W/22/3291160) have found the Interim Position Statement to carry, at best, very limited weight. Any conflict with the Interim Position Statement therefore carries very limited weight.

Proposed Deliverability

11. Notwithstanding the above, this statement has been prepared to demonstrate the deliverability of the Rickman's Green Village proposal, in accordance with Criterion 13 of the Interim Position Statement.
12. The proposal for Rickman's Green Village is submitted to the Council as two separate applications:
- Rickman's Green Village Phase 1, comprising a "Full planning application for the erection of 108 dwellings (Use Class C3), and associated access and street network, footpaths, open spaces, plant, landscaping and site infrastructure"; and
 - Rickman's Green Village Phase 2, comprising an "Outline planning application for the erection of up to 492 dwellings (Use Class C3), education provision including primary school (Use Class F1) and associated access, footpaths, open spaces, landscaping and site infrastructure. All matters reserved other than access".
13. The build out rate proposed for Rickman's Green Village is between 42 and 52 dwellings per annum. This will ensure a predictable supply of new homes that will make a positive contribution towards meeting future housing need in the District.
14. The proposed phasing timeline for Rickman's Green Village is as follows:
- early 2025 – construction starts on Phase 1;
 - late 2025 – first occupation of Phase 1;
 - early 2026 – applications submitted for Approval of Reserved Matters;
 - early 2027 – construction starts on Phase 2;
 - late 2027 – first occupation of Phase 2;
 - 2028 – full occupation of Phase 1;
 - 2030 – first occupation of one-form entry primary school (if required);
 - 2036 – full occupation of Phase 2; and
 - 2037 – full occupation of two-form entry primary school (if required).
15. The proposed phasing timeline for the proposal demonstrates that Rickman's Green Village will be deliverable from the time at which the full and outline planning applications are likely to be approved by the Council.

16. The proposal therefore will result in the delivery of a predictable supply of new homes to meet future housing need in the District from the moment that approval is granted.