

What's happening on land at **Broad Road, Nutbourne.**

Introduction

Taylor Wimpey is proposing the development of new housing on land off Broad Road, Nutbourne. This leaflet is designed to give you initial information about our proposal; it will be followed by further opportunities for you to see and comment on what is being proposed.

The Site

The site forms part of the existing field located on the western side of Broad Road, to the north of our existing development 'Lion Park' and to the south of the overhead power lines. It covers an approximate area of 2.4 hectares (6 acres), of which we are looking to develop approximately 1 hectare (2.5 acres).

Planning policies for the area contained in the Chichester Local Plan First Review 1999 designate the land as countryside outside the settlement boundary of Nutbourne.

Chichester District Council has adopted special interim planning policies in response to serious concerns over the supply of land for new housing locally; these are contained in the Interim Policy Statement on Housing – Facilitating Appropriate Development (FAD) brought into effect by the District Council in July 2011.

This Statement recognises the need to achieve more house building in the short term in Chichester District



and enables new greenfield sites for houses to be brought forward in a controlled way.

The Interim Policy Statement sets out a series of criteria against which prospective new housing sites will be judged. We believe this land off Broad Road meets all of the FAD policy criteria requirements.

Proposed Development

- 25 houses together with associated roads, parking and open space.
- 1 bed to 5 bed properties.
- At least 2 parking spaces per property, 3 for the larger houses and additional visitors parking would also be provided.
- Design of the houses is intended to be traditional, with brick or rendered walls and pitched, tiled roofs, in order to complement the design and materials of existing properties in the neighbourhood and in a similar design to our Lion Park development.
- Access direct from Broad Road, with an internal road designed to encourage low vehicle speeds and give priority to pedestrians.



What Happens next?

We intend to hold a public consultation/exhibition in September, and will notify you of the date closer to the time. A full planning application will be submitted to Chichester District Council in October and will be viewable on the planning pages of www.chichester.gov.uk in due course.

Community engagement is very important to Taylor Wimpey in order to bring forward well designed places where people want to live. We are keen to hear your views and comments on the draft proposals to help inform the development moving forward.

If you have any concerns or queries you would like to discuss with us, please feel free to get in touch with our Planning Consultant, Kerry Simmons of Genesis Town Planning:

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