



## Phasing Scheme Update

# **Land at Former Fuel Depot Site, Bognor Road, Chichester**

March 2024

## 1. Introduction

- 1.1 The applicant has prepared an updated Phasing Scheme report in connection with Condition 5 of application reference O/23/02329/OUT.

### **Condition 5**

The first application for the approval of reserved matters submitted pursuant to condition 1 shall include a Phasing Scheme detailing the order in which the buildings and associated infrastructure works hereby permitted will be brought forward on the site. For the avoidance of doubt, where it is proposed to commence any non B-Class development in advance of the substantial completion of the totality of the B-Class floorspace hereby permitted, the Scheme shall set out how and at what point in the development programme all infrastructure works necessary to service the totality of the permitted B-Class floorspace will be carried out. Thereafter the development shall be carried out in accordance with the approved Phasing Scheme unless alternative details are agreed pursuant to a subsequent application for reserved matters approval or a formal discharge-of-condition application.

Reason: To ensure consideration is given to the development as a whole and in the interests of ensuring that the development plan objective of delivering B Class floorspace at the site is sufficiently prioritised.

- 1.2 The first iteration of the Phasing Scheme report dated September 2021 was submitted in connection with the builder's merchant permission, application reference 21/03064/FUL. Subsequently, an additional Phasing Scheme was submitted, detailing the order in which development would be progressed and granted pursuant to application reference 22/02041/REM.
- 1.3 This updated Phasing Scheme report supports the final reserved matters applications for this site, submitted pursuant to Condition 2 of application no. O/23/02329/OUT. It details the associated infrastructure on the site and outlines the current anticipated timeline that the final development plots at the former fuel depot site, now known as Cathedral Business Park, shall be brought forward.

## 2.0 Site and Surroundings

- 2.1 The former fuel depot is located on the fringe of the urban area of Chichester, between the A27 to the west, A259 to the south, railway line to the north and a commercial park to the east. The wider surroundings include an area of open ground to the north with several gravel pit lakes; arable land to the south; the built-up areas of Chichester to the west and further lakes beyond the adjacent commercial park to the east.
- 2.2 The reserved matters applications relate to the residual retained plots outlined in red on fig 1, totalling approximately 4.99 acres (2.02 Ha). Presently, these parcels of land remain undeveloped.



Fig 1: Final reserved matters application plots

- 2.3 The next section of this report outlines the construction works completed thus far, and provides information on the site-wide infrastructure installed to facilitate the development of future plots.

### 3.0 Completed Site Works Update

- 3.1 The following section sets out the works completed thus far, including details of the site-wide infrastructure installed.

#### Demolition/Remediation Works

- 3.2 The site has been fully-remediated in accordance with the approved Remediation Method Statement (RMS) submitted and approved pursuant to 21/2899/DOC. The works involved: -
- Removal of partially underground fuel tanks and buried obstructions
  - Excavation and removal of ethyl-lead sludge pits
  - Disposal, stabilisation and treatment of soils, following excavation of the buried structures and sludge pits.
  - Demolition and removal of remaining above ground tanks, structures and air raid shelter
  - Other works as outlined within the final Verification Report.
- 3.3 The works were carried out by Cognition Land and Water Ltd and undertaken between February and April 2022. Following completion of the works, a site-wide Verification Report dated September 2022 by Card Geotechnics Limited was submitted and discharged pursuant to application reference 22/02413/DOC.
- 3.4 Future development shall be carried out in strict accordance with the recommendations of the submitted Verification Report dated September 2022, as set out in Condition 27 of permission reference O/23/02329/OUT.

#### Highway Works

- 3.4 The Site Highway Works comprise two elements:
- i) The off-site highway improvement works pursuant to the Section 278 Highway Agreement dated 13th September 2022 with West Sussex County Council.
  - ii) Physical removal of the 2 existing accesses from the site and construction of an internal site vehicular access road in accordance with drawing 7702/PL(00)010 Rev E, approved pursuant to application reference O/22/00022/NMA.
- 3.5 The off-site highway improvement works comprised a new signalised junction with creation of 2 bus stops, left turn lane, drainage works, street lighting and all other associated works described in the aforementioned Agreement.
- 3.6 The off-site highway works were certified as complete by West Sussex County Council on the 23 Feb 2024 and are now on maintenance prior to formal adoption.

- 3.7 Regarding the internal site vehicle access road, it spans approximately 220 metres and includes associated drainage, lighting and footpaths. This road was constructed during the first phase of site development to accommodate the builder's merchant. It facilitates access for all future development plots.

### **Site-wide utility infrastructure**

- 3.8 All utilities (electric, gas, mains water and BT telecoms) were brought to the site as part of the first phase works.
- 3.9 Two electric HV substations have been installed on-site to serve the future development. The internal road has been designed with a service trench and crossovers to easily facilitate future LV plot connections. The substations have now been transferred and are operated by the Independent Distribution Network Operator.
- 3.10 Portsmouth Water have 180mm HPPE water main within the internal access road footpath and 3 x fire hydrants to serve the future development plots. BT infrastructure and chambers have been installed with fibre broadband now available on-site. Medium pressure gas main has been installed to facilitate any development that requires a commercial gas supply.
- 3.11 All utility infrastructure to service the B Class development is now available on-site.

### **Building works**

- 3.11 The builder's merchant approved pursuant to application ref. 21-03064-FUL has been built-out with MKM Building Supplies now successfully trading from the premises. This was carried out in connection with the first phase of development at the site.
- 3.12 In addition to the builder's merchant, approximately 3355sqm of B Class development was approved pursuant to application reference 22/02041/REM. The block phasing scheme for this part of the site, drawing reference DLS-039-PL-11-C, as submitted with the reserved matters application. Phase 1A is presently under construction and approaching completion. Subsequent phases, 1B and 1C, will follow as per the outlined plan.

## 4.0 Current Phasing Scheme

- 4.1 Fig 2 below shows the Phasing scheme approved in connection with application ref. 22/02041/REM.

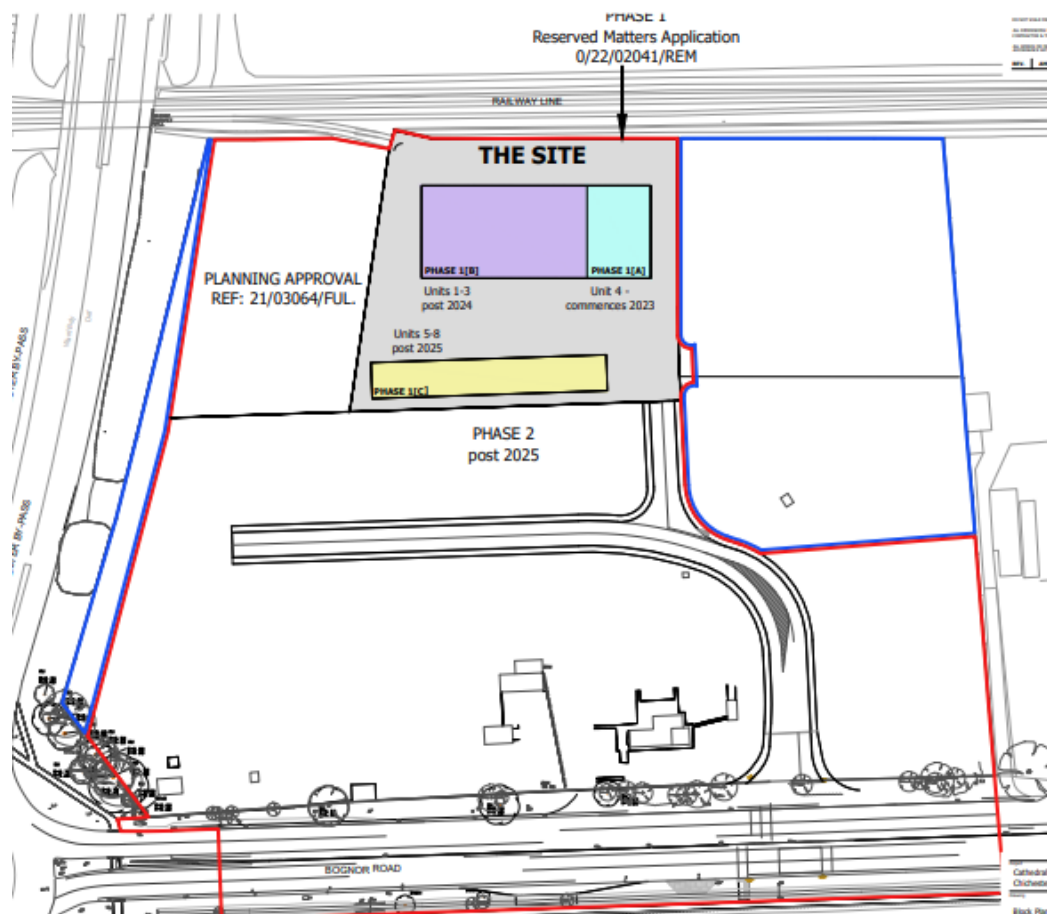


Fig 2: Phasing scheme approved with application ref. 22/02041/REM

- 4.2 The final reserved matters applications submitted pursuant to Condition 2 of application no. 0/23/02329/OUT and located within the area titled "Phase 2" on the approved phasing scheme shown in fig. 2 above. As set out within the condition, the development will continue to be carried out in accordance with the phasing scheme submitted with reserved matters 222/02041/REM. No alternative details are proposed.
- 4.3 It is the applicants intention to bring forward the final development plots as outlined in fig 2 and as soon as reasonably practicable.

