



WELCOME

Obsidian Strategic welcomes you to this public exhibition which is being held to provide you with an opportunity to comment on our emerging proposals at Drayton Water, part of a sustainable urban extension East of Chichester, identified in the emerging Chichester Local Plan (site A8).

Obsidian Strategic is promoting Drayton Water on behalf of the Site's landowners (DC Heaver/ Eureka Ltd) and intends to submit an outline planning application in the first half of 2024.

We are also looking to submit a masterplan for the wider A8 site, including additional land owned by SUEZ Recycling & Recovery UK, to Chichester District Council for consideration before we submit our outline planning application for Drayton Water.

Our plans for Drayton Water deliver a green, connected and inclusive community that would provide approximately 370 new homes, including affordable homes.

Our proposals also include land for a new two form entry primary school, a new local centre and a care home, all whilst protecting and enhancing the natural environment.



Outline masterplan for Drayton Water

SITE CONTEXT



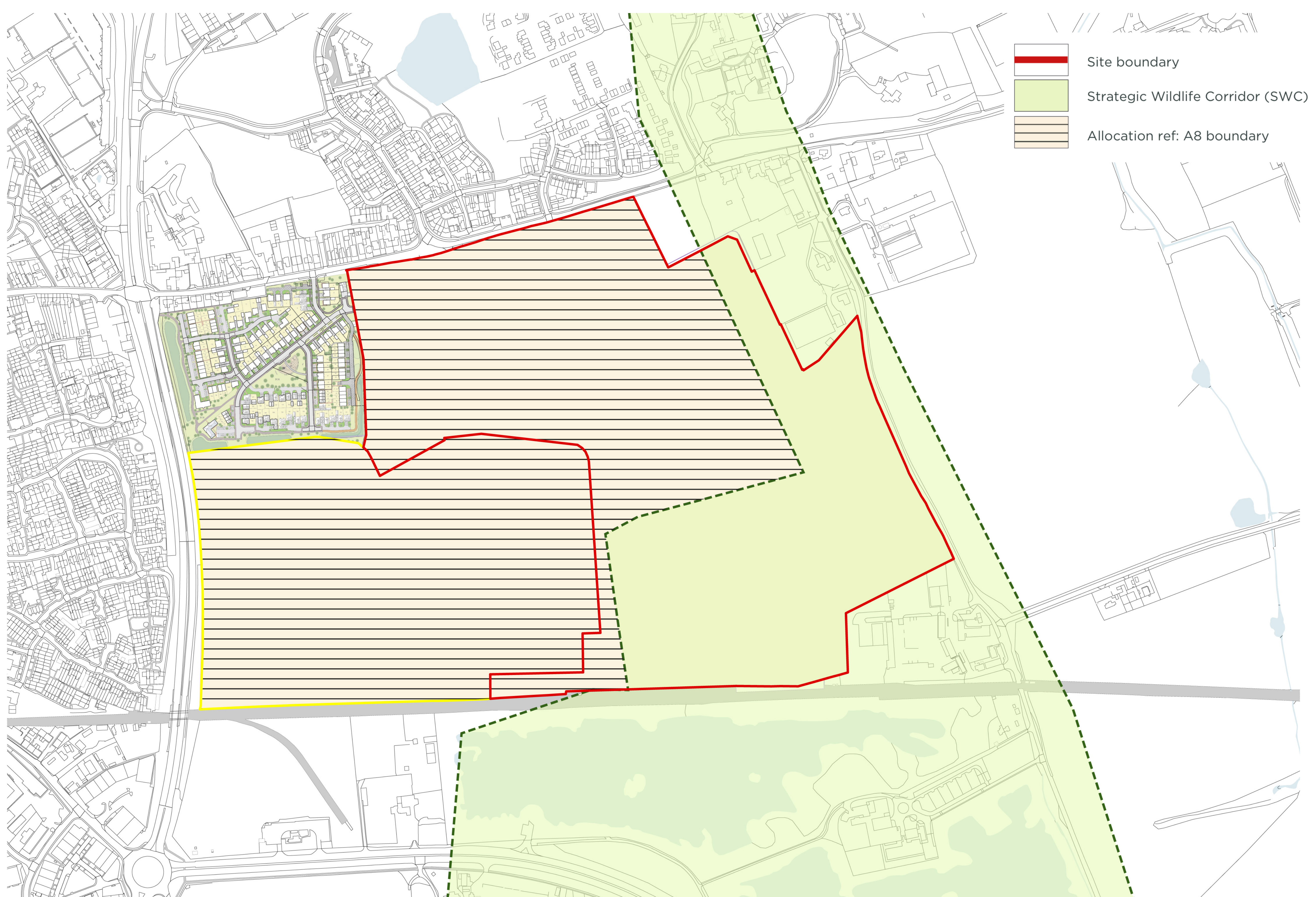
- Drayton Water (the Site) is located just 2 kilometres from Chichester City Centre, West Sussex, and comprises c.36 hectares of land, and represents a natural, sustainable and proportionate extension to the city
- The Site is well connected by existing bus routes to Chichester city centre, Oving, Barnham Station, Tangmere and Arundel, contributing to the long-term viability of the public transport network
- New footways and cycleways will also link Drayton Water with surrounding developments, local villages and the city centre, including key employment and retail areas
- Drayton Water is within a short travel time to the South Downs National Park and the South Coast
- The Site is comprised predominantly of poor quality, self-seeded woodland, with overgrown scrub located in the eastern area



THE STORY SO FAR

- There is a significant requirement for new homes in Chichester and a new primary school in Oving Parish
- The development plan for Chichester comprises the Chichester Local Plan (2014 – 2029); the West Sussex Waste Local Plan (2014); and the West Sussex and South Downs Joint Minerals Plan (2018)
- The A8 site (originally named site AL3) was identified in the emerging Local Plan (2018), which was expected to be adopted in 2021 to deliver c.600 homes and a neighbourhood centre and open space (subsequent discussions with Chichester District Council identified possible capacity for 990 homes)
- Our initial proposals were unveiled in 2020, and there was extensive engagement with Chichester District Council and other stakeholders at this time. We have continued to engage with Oving Parish Council and others since 2020

RECENT PROGRESS



Site boundary plan

- There has been slow progress with the Chichester Local Plan, which has yet to be adopted
- The plan above shows the A8 allocation as set out in the Current Draft Plan in relation to the site ownerships
- Our current plans are a response to feedback received on earlier proposals submitted to Chichester District Council in March 2022. The comments from the first pre-application, together with additional technical site assessments, have been taken on board, which has informed a review of the site considerations, design rationale and framework masterplan



A8 - MASTERPLAN

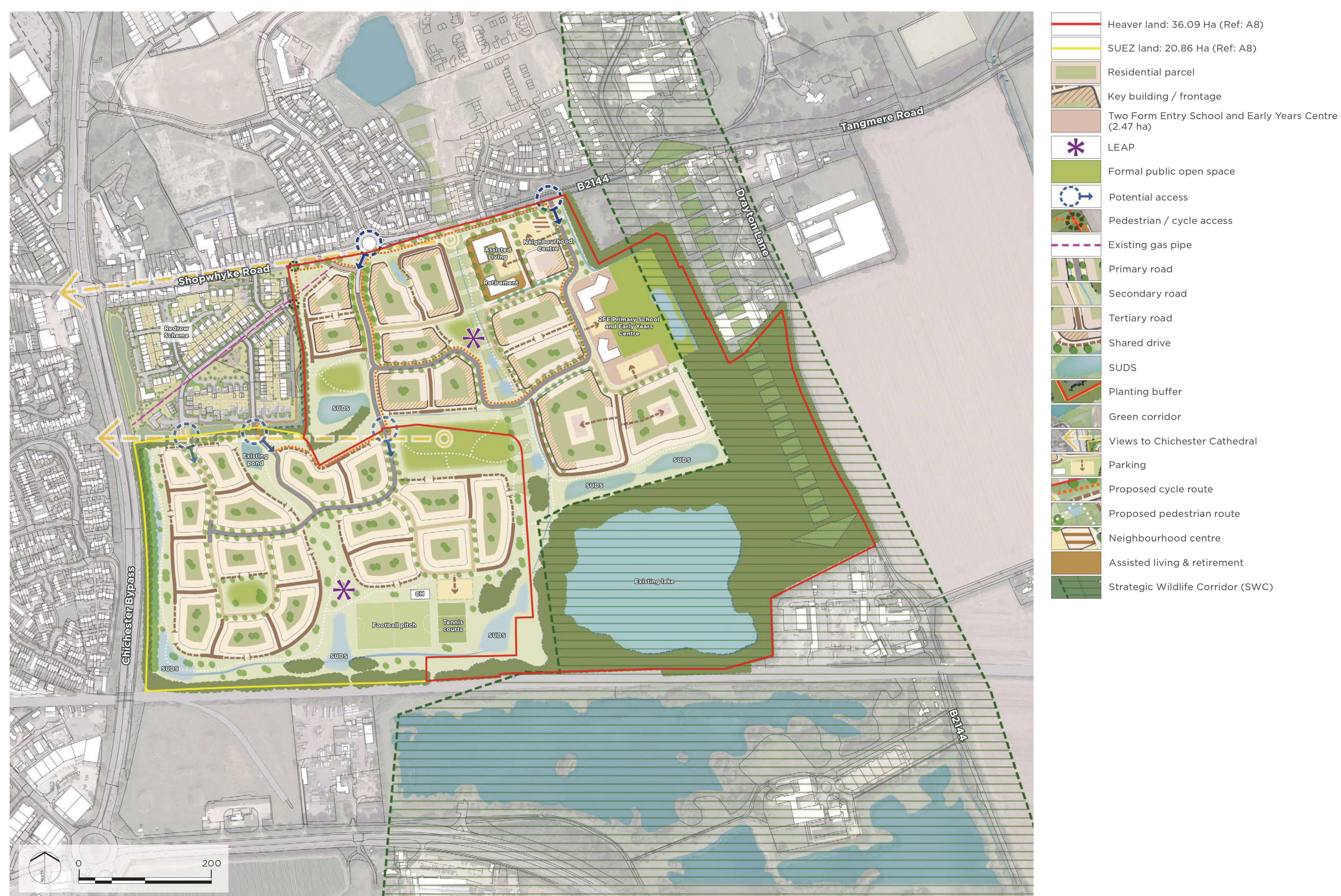
Proposed Strategic Allocation (A8)

The Drayton Water Site comprises the eastern part of a strategic housing allocation (A8) in the Draft Local Plan.

Policy A8 Land East of Chichester identifies the whole site as allocated for a phased residential-led development of approximately 680 homes, together with a neighbourhood centre / community hub (incorporating early years, primary school, local shops, a community centre and flexible space for employment/small-scale leisure use) along with open space and green infrastructure.

The eastern part of the site (Drayton Water, which is the subject of this exhibition) has been masterplanned holistically in order to demonstrate it is capable of being developed without prejudicing the future development of the western part, owned by SUEZ.

OUR SITE WIDE MASTERPLAN





OUR VISION

“ Our vision for the Site is to support the sustainable growth of Chichester, creating new homes, a local centre and providing land for a new two form entry primary school to create a mixed and balanced community. The development aims to deliver biodiversity gains on-site and will be designed to reflect the local character of the place. ”

OUR PRINCIPLES

Our principles are:

- Strong local engagement
- Clear identity
- Sustainable scale
- Well-designed place
- A range of homes, including different sizes and tenures
- An accessible and well-connected Site
- A landscape-led masterplan

BENEFITS



Approximately 370 new homes, including affordable homes



Integrated cycling and walking routes



8 hectares of public open space plus a 15 hectare proposed Strategic Wildlife Corridor



Land for a two form entry primary school & early years centre



A care home, including care and extra care suites



Direct access to bus stops along Shopwhyke Road



Three children's play areas including two LAPs and one LEAP



Drayton Water local services, including a new neighbourhood centre



KEY ELEMENTS

About Drayton Water

- Proposals for eastern part of A8 site of approximately 370 well-designed homes, reflecting local vernacular
- Respecting heritage assets and view towards Chichester Cathedral spire
- Our proposals have been designed in conjunction with the parcel to the west in order to realise the A8 allocation. Emerging proposals for the western part of the A8 site are to come forward at later date
- Strategic size, allowing land for a new two form entry primary school and space for retail and community facilities, reducing the need to travel
- Space for a care home, including care and extra care suites, to meet community need
- Extensive public open space, and a Strategic Wildlife Corridor

Our site is part of the solution to addressing Chichester's housing needs

- A natural extension to Chichester: a part of the city, not apart from it
- Creates a genuine neighbourhood and avoids urban sprawl or expansion in nearby villages
- A design preserving and enhancing the natural environment
- Sustainable architecture, incorporating climate-friendly measures
- Attractive, modern design, suitable for homeworkers, young families and downsizers



	Site boundary
	SUEZ site boundary
	Proposed residential
	Proposed primary street
	Proposed secondary street
	Proposed tertiary street
	Proposed pedestrian / cycle route
	Proposed parking court
	Proposed footpath
	Public open space
	Proposed SUDS
	Local Equipped Area for Play (LEAP)
	Local Area for Play (LAP)
	Proposed trees
	Proposed structural planting

Outline masterplan for Drayton Water



ECOLOGY

Design rationale diagram: green infrastructure and ecology



The landscape and biodiversity value of the Site is proposed to be enhanced through:

- Respect and consideration for the proposed Strategic Wildlife Corridor as shown in the draft version of the Local Plan (Draft Policy NE4)
- Additional tree planting to strengthen Site boundaries and improve connections for wildlife
- Areas of publicly accessible recreation space
- Integration of sustainable urban drainage systems including swales and ponds
- Integration of the Strategic Wildlife Corridor, including biodiversity enhancements for wildlife including bat species
- Positioning of school playing fields bordering onto the Eastern Site boundary as a buffer to the proposed wildlife corridor
- Proposed new native tree / shrub planting around the existing wetland area to protect this wildlife habitat, with restricted access measures
- The existing lake to the south of the Site would be retained and included within a wetland habitat area

CONNECTIVITY

Access and movement parameter plan



A well-connected Site

- New cycling and walking infrastructure, to help deliver the Chichester Local Cycling & Walking Infrastructure Plan
- Sustainable public transport links
- A range of education and neighbourhood centre uses within the development, reducing the need to travel externally
- Direct access to regular and attractive bus connections to Chichester and the local area, providing access to core facilities and the rail network
- Active Design embedded into the development, providing residents the opportunity to lead physically active and healthy lives
- A legible hierarchy of streets on Site following the Healthy Streets principles
- Enable access to/from SUEZ element of A8 site

A legible hierarchy of streets and movement corridors are proposed on the Site, including:

- The primary loop arrangement from Shopwhyke Road, connecting the Site to the SUEZ land to the south, as well as the Redrow development to the west
- Secondary streets and shared surfaces serving residential areas in central areas of development, designed as places for all people, not just cars
- Edge lanes serving dwellings around the boundary of the development
- Active east-west corridor for pedestrians and cyclists, linking to a cycle corridor that follows the primary loop and connects the Site to Shopwhyke Lakes to the north



Birdseye view of A8 masterplan, with Drayton Water in the foreground

NEXT STEPS

- We are engaging in an ongoing, formal pre-application process with Chichester District Council
- We will be continually engaging with key stakeholders and undertaking wider community engagement
- The A8 site-wide masterplan will be presented to the Local Planning Authority prior to the submission of the Drayton Water outline planning application
- We hope to submit the Drayton Water outline planning application in the first half of 2024

The Drayton Water proposals have been informed through a wide range of technical evidence including studies and on-site surveys. All of this evidence and these studies have consistently demonstrated that the Drayton Water proposals are credible and can be delivered without causing significant harm on-site or to the wider environs.

Our proposals will ensure that new development will be carefully and appropriately phased. It will respect and be sympathetic to the existing settlement and will deliver a real sense of place and a vibrant mixed community.

OUR CORE TEAM



FIND OUT MORE

We are currently consulting on our plans ahead of an outline planning application submission in the first half of 2024.

You can find out more about our plans or give your views by:

sending us an email at

info@draytonwater.com

writing to us at

Freepost, GIVEYOURVIEW

or call us on

0800 319 6184

(that's the address,
no stamp needed!)