

**Strategic Housing Land
Availability Assessment
2010**



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1. INTRODUCTION

- 1.1 A Strategic Housing Land Availability Assessment (SHLAA) identifies the land that has potential for housing development now or in the foreseeable future. The SHLAA is one of a number of background studies and assessments undertaken to help inform the production of LDF documents.
- 1.2 Evidence on housing land availability provided by the SHLAA will be used in helping to identify development sites in its Local Development Framework (LDF) documents, and in producing the Annual Monitoring Report and Five Year Housing Land Supply documents. At a more strategic level, the outputs from the SHLAA study will help confirm (or otherwise) the achievability of the planned housing figures for Chichester District set out in the South East Plan published May 2009.
- 1.3 The Council's priority is to meet as much of the housing requirement as possible on previously developed land. However, the SHLAA is required to take account of the likely need for some greenfield sites to meet the District's future housing requirements. The SHLAA therefore seeks to provide a comprehensive assessment of housing potential across the whole District, both within and outside existing settlement boundaries.
- 1.4 It should be emphasised from the outset that the SHLAA is a technical study and not a policy document. Decisions on which sites should be brought forward for development – whether greenfield or brownfield - will be determined through the LDF process. In addition, the assessment of sites in this study will not in any way prejudice the outcome of Council planning decisions in relation to specific development proposals.

Structure of the Report

- 1.5 The remainder of the report is set out as follows. Chapter 2 presents a brief introduction to the District and recent housing development trends. Chapter 3 sets out the main elements of policy and guidance relating to the SHLAA at national, regional and local level. Chapter 4 then sets out in detail the methodology used for undertaking this SHLAA. Section 5 summarises the SHLAA findings in terms of potential housing supply, and compares this to identified housing requirements for the District. Finally, Chapter 6 summarises the main study conclusions.

2. CHICHESTER DISTRICT CONTEXT

Profile of the District

- 2.1 Chichester District is a predominantly rural district, which includes the cathedral city of Chichester, together with a number of small towns and villages.
- 2.2 The Sustainable Community Strategy identifies three broad areas within the District.
- Chichester City, the largest settlement in the District and the main focus for shopping, entertainment, employment, and other higher facilities serving much of the District and beyond. Despite its many attractions, the City exhibits many problems and issues associated with larger urban areas. The City has significant traffic congestion issues, and scope for development is to some degree restricted by the historic environment and environmental constraints.
 - Chichester Coast, where the largest settlements are Selsey and East Wittering/Bracklesham. Agriculture and tourism are important economic generators for the local area, though the latter adds to congestion on the roads. The area is also subject to flooding and coastal erosion.
 - Rural Chichester, which makes up the majority of the north of the District. This area includes the small towns of Midhurst and Petworth.
- 2.3 The Chichester Sustainable Community Strategy (see Chapter 3) identifies the City and six other 'settlement hubs' (East Wittering/Bracklesham, Midhurst, Petworth, Selsey, Southbourne and Tangmere) as the main focus for housing, employment, retail and leisure facilities.
- 2.4 Council planning policies have sought to consolidate new development in these and other specified villages, defined in the adopted Chichester District Local Plan 1999 as Settlement Policy Areas (SPAs), which have a better range of services and communication links than smaller settlements. The intention is to:
- achieve economy of land use and public infrastructure costs;
 - preserve the settlement pattern in the District and protect the character of the countryside;
 - reduce the need for travel and thus help reduce energy consumption.
- 2.5 Nearly two-thirds of the District is covered by nationally protected environmental designations, comprising the Chichester Harbour Area of Outstanding Natural Beauty (AONB) and the recently designated South Downs National Park (which incorporates the previous Sussex Downs AONB).

Future Housing Requirements

- 2.6 Future housing requirements for Chichester District are set at the regional level through the Regional Spatial Strategy (RSS), the South East Plan. This

sets an overall target for Chichester District of 9,600 net dwellings to be provided in the period 2006-2026, an annual average of 480 dwellings per year. This target is further split between 7,100 net dwellings to be provided in the Sussex Coast sub-region (broadly the area south of the South Downs National Park which includes Chichester City) and 2,500 net dwellings in the Rest of West Sussex area (broadly the remainder of the District from the South Downs northward).

- 2.7 The District Council publishes an Annual Monitoring Report (AMR), which includes detailed analysis of past housing completions and the future supply of housing sites in the District. The most recent most recent AMR covering the period 2008-09 indicates that in the period since 2001, a net total of 3,497 dwellings have been provided in Chichester District (including housing provided on 'rural exception sites'). A full breakdown of the figures is shown in Table 2.1.

Table 2.1 Net housing completions in Chichester District 2001-2009

Year	Net additional dwellings (including completions on 'exception' housing sites)	Net additional dwellings (excluding completions on 'exception' housing sites)
Mid-2001 to Mid-2002	427	423
Mid-2002 to Mid-2003	260	260
Mid-2003 to 31 March 2004	467	467
1 April 2004 to 31 March 2005	457	457
1 April 2005 to 31 March 2006	482	482
1 April 2006 to 31st March 2007	366	351
1 April 2007 to 31 March 2008	439	426
1 April 2008 to 31 March 2009	599	593
TOTAL	3,497	3,459
<i>Average dwellings per year</i>	437	432

- 2.8 Net housing completions over the period have averaged 437 dwellings per year, which is well below the South East Plan housing target of 480 dwellings per year. It should also be noted that the district housing target has been exceeded in only two years, 2005-06 and 2008-09.

The Local Housing Market

- 2.9 A Strategic Housing Market Assessment (SHMA) was undertaken by consultants, GVA Grimley, for the West Sussex local authorities. Chichester District was included in the Coastal West Sussex SHMA, which was published in May 2009. The SHMA is an important part of the policy-making process, providing analysis of the main characteristics and key drivers influencing local

housing markets, and providing an assessment of the level of local housing need and likely future demand for housing.

2.10 The following conclusions of the Coastal West Sussex SHMA are of particular relevance:

- The SHMA identified a Strategic Housing Market Area (SHMA) covering Coastal West Sussex, extending along the South Coast from Hove to Hayling Island and inland from Chichester north to Midhurst. It includes the local authority districts of Adur, Arun and Worthing, along with most of Chichester District.
- Within the Coastal West Sussex SHMA, the rural areas, particularly in Chichester District, demonstrate higher house prices and strong demand for larger detached housing. Chichester District has higher levels of in-migration from London and the South Hampshire area due to its attractive 'offer' in terms of housing and quality of place.
- Chichester District has notably higher average house prices than the other local authorities in Coastal West Sussex, and above-average prices compared to South East England and England as a whole.
- Since early 2008, the housing market has suffered a significant downturn, which the SHMA considered is likely to have longer term implications for both house prices and housing delivery.

2.11 A more detailed analysis of the current housing market within Chichester District has been provided by Three Dragons (AG) as part of their assessment of viability and achievability, which was commissioned by the Council in conjunction with the SHLAA. The Three Dragons study identifies significant variations in local housing market conditions across the District. Based on HM Land Registry prices, the average price of a 3-bed terraced house ranges from £380,000 in the Northern Rural area of the District to £165,000 in Selsey. Similarly, the average price of a 4-bed detached house ranges from £645,000 in the Northern Rural area to £325,000 in Selsey. This analysis can be viewed in a separate Three Dragons report, which accompanies this SHLAA report.

3. POLICY CONTEXT

National Policy

3.1 The national policy background relating to the delivery of housing and the requirement to undertake SHLAAs is set out in Planning Policy Statements (PPSs), in particular PPS3 'Housing' (2006). This is supplemented by more detailed Practice Guidance on the methodology to be used in preparing a SHLAA.

PPS1: Delivering Sustainable Development (2004)

3.2 Planning Policy Statement 1 (PPS1) sets out the overarching aims of national planning policy, emphasising the contribution that the planning system can make towards achieving sustainable development. Paragraph 27 sets out the general approach to delivering sustainable development, noting that planning authorities should seek to:

- bring forward sufficient land of a suitable quality in appropriate locations to meet the expected needs for housing;
- reduce the need to travel and encourage accessible public transport provision to secure more sustainable patterns of transport development; and
- promote the use of suitably located vacant and underused previously developed land in order to achieve Government targets.

PPS3: Housing (2006)

3.3 Planning Policy Statement 3 (PPS3) sets out the national planning policy framework for delivering the Government's housing objectives. PPS3 establishes the requirement for Local Planning Authorities (LPAs) to undertake Strategic Housing Land Availability Assessments (SHLAA) replacing Urban Housing Capacity Studies which were previously required under PPG3). Annex C of PPS3 requires that a SHLAA should:

- assess the likely level of housing that could be provided if unimplemented planning permissions were brought into development;
- assess land availability by identifying buildings or areas of land (including previously developed land and greenfield) that have development potential for housing, including within mixed use developments;
- assess the potential level of housing that can be provided on identified land;
- identify constraints that might make a particular site unavailable and/or unviable for development;
- identify sustainability issues and physical constraints that might make a site unsuitable for development;
- identify what action could be taken to overcome constraints on particular sites; and
- where appropriate, evaluate past trends in windfall land coming forward for development and estimate the likely future implementation rate.

- 3.4 PPS3 states that LPAs should set out in Local Development Documents their policies and strategies for delivering the level of housing provision, including identifying broad locations and specific sites that will enable continuous delivery of housing for at least 15 years from the date of adoption taking account of the level of housing provision set out in the Regional Spatial Strategy.
- 3.5 One of the key changes to policy guidance introduced in PPS3 is that LPAs should not make any allowance for development on unallocated ('windfall') sites in the first 10 years of land supply in LDFs, unless there are genuine local circumstances that prevent specific sites being identified. This places greater emphasis on the need to identify sites, which can be confidently allocated for housing in LDFs.
- 3.6 PPS3 reiterates the previous PPG3 policy that the priority for development should be previously developed land, in particular vacant and derelict sites and buildings and requires LPAs to ensure that sufficient, suitable land is available to achieve their previously-developed land delivery objectives. However, unlike Housing Capacity Studies under PPG3, SHLAAs are required to consider the potential of greenfield sites to deliver housing as well as previously developed land.
- 3.7 PPS3 states that Local Development Documents should include a local target and trajectory for housing on previously developed land, and provide strategies for bringing previously developed land into housing use. Where appropriate, the trajectory could be divided up to reflect the contribution expected from different categories of previously developed land, for example, vacant and derelict sites, in order to deliver the spatial vision for the area in the most sustainable way. In developing their previously developed land strategies, LPAs are advised that they should 'consider a range of incentives or interventions that could help to ensure that previously developed land is developed in line with the trajectory/ies'. It goes on to explain that this should include:
- planning to address obstacles to the development of vacant and derelict sites and buildings, for example, use of compulsory purchase powers where that would help resolve land ownership or assembly issues;
 - considering whether sites that are currently allocated for industrial or commercial use could be more appropriately re-allocated for housing development; and
 - encouraging innovative housing schemes that make effective use of public sector previously-developed land.

DCLG SHLAA Practice Guidance

- 3.8 Practice Guidance entitled 'Strategic Housing Land Availability Assessments' was published by the Department for Communities and Local Government (DCLG) in July 2007.

- 3.9 The guidance states that strategic housing land availability assessments (SHLAAs) are ‘a key component of the evidence base to support the delivery of sufficient land for housing to meet the community’s need for more homes’. It is noted in the guidance that an SHLAA is significantly different from an urban capacity study, and if a recent urban capacity study has been carried out, further work will be needed to fulfil the requirements of the SHLAA.
- 3.10 The guidance states that the primary role of the SHLAA is to:
- identify sites with potential for housing;
 - assess their housing potential; and
 - assess when they are likely to be developed.
- 3.11 SHLAAs should aim to identify as many sites with housing potential in and around as many settlements as possible in the study area. The study area should preferably be a sub-regional housing market area, but may be a local planning authority area, where necessary. As a minimum, it should aim to identify sufficient specific sites for at least the first 10 years of a plan, from the anticipated date of its adoption, and ideally for longer than the whole 15 year plan period. Where it is not possible to identify sufficient sites, it should provide the evidence base to support judgements around whether broad locations should be identified and/or whether there are genuine local circumstances that mean a windfall allowance may be justified in the first 10 years of the plan.
- 3.12 Paragraph 8 makes it clear that the assessment is an important evidence source to inform plan-making, but does not in itself determine whether a site should be allocated for housing development.
- 3.13 The guidance also states that the SHLAA should be regularly kept up to date as part of the Annual Monitoring Report, so as to support the updating of the housing trajectory and provide a 5-year supply of specific deliverable sites.
- 3.14 The guidance provides a detailed methodology for undertaking a SHLAA, which has eight main stages, and two further optional stages covering broad locations and windfalls. The stages are as follows:
- Stage 1: Planning the Assessment;
 - Stage 2: Determining which sources of sites will be included in the Assessment;
 - Stage 3: Desktop review of existing information;
 - Stage 4: Determining which sites and areas will be surveyed;
 - Stage 5: Carrying out the survey;
 - Stage 6: Estimating the housing potential of each site;
 - Stage 7: Assessing when and whether sites are likely to be developed;
 - Stage 8: Review of the Assessment;
 - Stage 9: Identifying and assessing the housing potential of broad locations (when necessary);
 - Stage 10: Determining the housing potential of windfalls (where justified).

- 3.15 Stage 2 lists the sources of sites with potential for housing, which should be considered in undertaking a SHLAA. These consist of sites in the planning process and sites not currently in the planning process. The former consists of:
- sites allocated for employment or other land uses which are no longer required for those uses;
 - existing housing allocations;
 - unimplemented/outstanding planning permissions for housing; and
 - planning permissions for housing that are under construction.
- 3.16 Sites not currently in the planning process may include sources such as:
- vacant and derelict land and buildings;
 - land in non-residential use which may be suitable for re-development for housing, such as commercial buildings or car parks, including as part of mixed-use development;
 - surplus public sector land;
 - sites in rural settlements and rural exception sites; and
 - urban extensions.
- 3.17 Stage 3 involves a desktop review of existing information to identify potential sites and any known constraints information. Stage 4 requires a decision on which sites and areas will be subject to a site visit, and Stage 5 is focussed on carrying out the survey and the recording of site characteristics.
- 3.18 Stage 6 involves estimating the housing potential of each site, which may involve the use of site-specific density assumptions or using sample schemes to determine likely densities.
- 3.19 Stage 7 assesses when and whether sites are likely to be developed based on detailed consideration of their suitability, availability and achievability for housing development.
- Suitability - considers policy restrictions, physical problems/limitations (e.g. access, infrastructure, flood risk, ground conditions and contamination), potential impacts (upon the landscape and conservation) and the environmental conditions, which would be experienced by prospective residents.
 - Availability - considers, 'on best information available', whether there are any legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements of landowners.
 - Achievability - considers whether there is a 'reasonable prospect' that housing will be developed on the site taking account of market, cost and delivery factors. A residual valuation approach is recommended to determine the economic viability of housing development unless such a 'scientific approach' is not considered necessary' (paragraph 41). The Council appointed the Three Dragons (AG) Ltd to undertake the viability assessment of the sites.
- 3.20 Based on this assessment, a judgement is made as to whether a site is deliverable, developable or not currently developable for housing

development. Sites are considered to be 'deliverable' if the site is available now, offers a suitable location for housing development now and there is a reasonable prospect that housing will be delivered on the site within five years from the date of adoption of the plan. Sites are considered 'developable' if the site is in a suitable location for housing development, and there should be a reasonable prospect that it will be available for and could be developed at a specific point in time.

- 3.21 Stage 8 involves undertaking a review of identified housing potential based on the previous assessment of sites, leading to the preparation of an indicative housing trajectory that sets out how much housing can be provided, and at what point in the future. This enables comparison of identified housing potential against housing requirements over the plan period. If, following this review, there are still insufficient sites, it will be necessary to make an allowance for the shortfall by identifying 'broad locations' for housing development (Stage 9) or, if this is not possible, by making an allowance for windfall development (Stage 10). However, these last two stages should only be undertaken where the SHLAA work up to Stage 8 has failed to identify sufficient housing sites to meet requirements.

Planning Advisory Service (PAS) 'Strategic Housing Land Availability Assessment and Development Plan Document Preparation' (2008)

- 3.22 The Planning Advisory Service (PAS) published additional guidance entitled 'Strategic Housing Land Availability Assessment and Development Plan Document Preparation' in July 2008. The document stresses that the DCLG Practice Guidance is the definitive guidance, and the two guidance notes should be read alongside one another. Moreover, the purpose of the PAS guidance is different to that of the DCLG guidance: the former advises on how the preparation of a SHLAA can be best fitted into the process of preparing development plan documents, whereas the latter deals with the principles of a SHLAA and on setting out the methodology.
- 3.23 Notwithstanding this, the PAS makes a number of points which are worth noting.
- The Assessment can cover all sites or broad locations with housing potential, both previously-developed and greenfield land.
 - 'Broad locations' are not windfalls in terms of PPS3 policy, and can therefore be included in the SHLAA, but only for the 11-15 year period.
 - There is no expectation that every possible greenfield site should be assessed within the SHLAA, which should concentrate on those sites which have the best potential as possible housing areas.
 - In some areas, national designations or other policy considerations will mean that there are strong planning reasons to seek to avoid or minimise the release of greenfield sites for housing, and this can be reflected in the SHLAA methodology.

Regional Policy

South East Plan (2009)

- 3.24 The South East Plan was published in May 2009 and sets the housing requirements for Chichester District over the period 2006 to 2026. Policy H1 sets the total housing provision for the District at 480 net dwellings per year, equivalent to 9,600 net dwellings over the Plan period. The Plan sub-divides Chichester District, setting a requirement of 7,100 dwellings for the Sussex Coast sub-area (355 dwellings per annum) and 2,500 for the remainder of the District that falls within the Rest of West Sussex (125 dwellings per annum).
- 3.25 Chapter 17 of the South East Plan provides broad strategic guidance for the Sussex Coast sub-region. Policy SCT1 states that the Council should provide for sustainable urban extension(s) at Chichester at the City or, if this is not possible, in other suitable and deliverable locations in the District. Policy SCT5 further states that although the majority of the net additional dwellings should be located in the sub-region, there is some flexibility to vary the relative amounts between the Sub-region and the Rest of County areas where this is necessary to meet the overall district provision and achieve a more sustainable pattern of development without compromising the regeneration of the coastal towns.
- 3.26 Other policies of relevance in the South East Plan include Policy H2 and NRM4. Policy H2 addresses managing the delivery of housing, noting that LPAs are expected to *“allocate and manage a land supply to deliver both the district housing provision and the sub-regional and the rest of the sub-regional area housing provision while ensuring appropriate regard to environmental and infrastructure issues”*. It also notes the need to *“address any backlog of unmet housing needs within the housing market areas they relate to, in the first 10 years of the Plan”*.
- 3.27 Policy NRM4 deals with flood risk management, and notes that the sequential approach to development in flood risk areas set out in PPS25 should be followed. It further notes that inappropriate development should not be allocated or permitted in Flood Zones 2 and 3, areas at risk of surface water flooding or areas with a history of groundwater flooding, or where it would increase flood risk elsewhere, unless there is over-riding need and absence of suitable alternatives.
- 3.28 Policy C3 (Areas of Outstanding Natural Beauty) states that in considering proposals for development, the emphasis should be on small-scale proposals that are sustainably located and designed. Proposals which support the economies and social well being of the AONBs and their communities, will be encouraged provided that they do not conflict with the aim of conserving and enhancing natural beauty.

Local Policy and Strategies

Chichester District Local Plan (adopted April 1999)

- 3.30 The Chichester District Local Plan was formally adopted in 1999. It will be eventually replaced by the Local Development Framework (LDF), which the Council is currently preparing under the new development plan system introduced by the Planning and Compulsory Purchase Act 2004. Under a direction of the 2004 Act, the District Council has 'saved' those Local Plan policies that remain relevant for planning purposes until such time as they are replaced by LDF policies. A number of 'saved' Local Plan policies are relevant to this SHLAA, particularly those relating to designated sites.

Chichester District Local Development Framework

- 3.31 The Planning and Compulsory Purchase Act 2004 changed the development plan system, introducing the Local Development Framework (LDF) to replace the previous system of local plans. LDFs will comprise various documents, comprising Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs). The Core Strategy will be the main Development Plan Document that sets out the vision, strategy and objectives for spatial development of the District. It will reflect the vision and strategy set out in the Sustainable Community Strategy (see below). It will include a set of policies and proposals to deliver the strategy and will identify broad locations for housing and other future development. Specific site allocations for housing will then be included in a subsequent development plan document following the adoption of the Core Strategy.

Sustainable Community Strategy

- 3.32 PPS12 explains that Sustainable Community Strategies should set out the strategic vision for a place and provide the vehicle for considering and deciding how to address difficult crosscutting issues such as the economic future of an area, social exclusion and climate change. PPS12 further notes that local planning authorities should align and coordinate their LDF and Core Strategy with the Sustainable Community Strategy for their area. Given that the SHLAA will inform the Core Strategy and other development documents, an understanding of the Sustainable Community Strategy and its aspirations is therefore important.
- 3.33 The Sustainable Community Strategy for Chichester District covers the period 2009– 2026 and was adopted by the Council in March 2009. Of particular relevance are its aims in relation to housing, specifically the objective to *“ensure the provision of housing to meet a range of local needs through a mix of housing types, sizes, and tenures”*.

4. METHODOLOGY

Overview

- 4.1 This section sets out the methodology used by the Council for undertaking this SHLAA. This reflects the requirements of PPS3, the SHLAA Practice Guidance published by DCLG, and has regard to the Planning Advisory Service's document 'Strategic Housing Land Availability Assessment and Development Plan Document Preparation'.
- 4.2 Following the approach suggested in the DCLG Practice Guidance on SHLAAs (July 2007), the four West Sussex Coastal Districts of Adur, Arun, Chichester and Worthing agreed and consulted on a common methodology, and have worked jointly on aspects of their SHLAA work. Appendix 1 sets out the agreed methodology used for the study.
- 4.3 The methodology covers all of the 'core outputs' required by paragraph 14 of the DCLG Guidance and includes all of the tasks required by the Guidance.

Planning and Scoping the Assessment

Study Area

- 4.4 The SHLAA covers the whole of the District, so that the potential to achieve the District housing requirement set in the South East Plan can be fully assessed. However, the main focus is the towns and larger villages that are identified in the 1999 Chichester District Local Plan as Settlement Policy Areas with defined Built-Up Area Boundaries (BUABs). These settlements are listed below.

Sussex Coast Sub-Area
Birdham, Bosham, Boxgrove, Broadbridge, Chichester, East Wittering and Bracklesham, Fishbourne, Hambrook, Hermitage, Hunston, North Mundham, Nutbourne East, Nutbourne West, Runcton, Selsey, Southbourne with Prinsted, Tangmere, West Wittering, Westbourne, Westhampnett
North of District
Bury, Camelsdale, Cocking, Compton, Easebourne, Fernhurst, Fittleworth, Funtington, Graffham, Hammer, Ifold, Kirdford, Lodsworth, Loxwood, Mid Lavant, Midhurst, Northchapel, Petworth, Rogate, Singleton, South Harting, Stedham, West Ashling, Wisborough Green

Site Size Threshold

- 4.5 It was not considered realistic to examine every site or practical to make residential allocations comprising smaller sites, therefore the SHLAA used a site size threshold of 0.15 ha. A minimum site size threshold was adopted rather than a minimum number of dwellings, as this would have required a development density to be assumed.

Time Horizon

- 4.6 The SHLAA has adopted a base date of 1st January 2010, to ensure consistency with the Council's document, 'Five-Year Housing Land Supply 2010-2015'. The SHLAA has sought to assess the potential developability of sites over a 15-year period from this base date to 2025.

Policy Review and Analysis of Context

- 4.7 A review was undertaken of policy documents relevant to future residential development in the District, including PPS3, the South East Plan and the adopted Local Plan. In addition, recent patterns of housing development in the District were examined and identified and the nature of the District, the nature of the housing challenge and of housing land supply was identified and set out.

Identification and Initial Sieving of Sites

- 4.8 To identify potential housing sites, the SHLAA looked at various sources of existing information on land promoted for potential future housing development. This included the following sources.
- Sites promoted since the Local Plan was adopted in 1999 by developers, land owners and agents.
 - Sites identified in an Urban Capacity Study published in April 2004.
 - Sites identified in an Urban Potential Study published in May 2006.
 - Sites identified in the Council's previous public consultation on the draft Delivering Development Opportunities DPD undertaken in January 2007.
- 4.9 In April 2008, the Council undertook a public 'Call for Sites' in order to identify any further potential sites. This included writing to Parish Councils, District Councillors, developers, landowners and agents, requesting information on any sites that they wished to promote for consideration in the SHLAA. A copy of the letters and advertisements are included in Appendix 2.
- 4.10 All sites identified from the sources above were recorded on a database and mapped on GIS. Information that the Council held about potential sites from existing sources, including previous studies, land use databases, planning applications, and information provided by site promoters, was fully detailed. This information was assessed further to ensure that sites were still potentially available for development prior to going through the initial sieving process.

- 4.11 The site assessment process undertaken is summarised in Chart 4.1. Initially, 89 sites were discounted, either because they were too small (see paragraph 4.5) or were not located within or near to settlements with a defined Settlement Policy Area (see paragraph 4.4). This was a qualitative judgement based on an analysis of maps showing the location of sites in relation to Settlement Policy Areas. Appendix 3 lists all sites discounted prior to detailed assessment.

Detailed Site Assessment

Considering Deliverability and Developability

- 4.12 The 'deliverability' and 'developability' of sites was assessed on a systematic basis as set out in Chart 4.1, with the assessment factors and criteria being consistent with those required by paragraph 54 of PPS3 and paragraphs 33-36 of the DCLG Guidance. In accordance with Stage 7 of the DCLG SHLAA methodology, sites were then assessed in terms of their suitability, availability and achievability as set out below.

Suitability

- 4.13 The assessment of site suitability for housing is concerned with potential development constraints and the likely impacts of development. Following DCLG guidance, four broad types of development constraint were considered.
- Policy restrictions and aspirations
 - Physical problems or limitations
 - Potential impacts
 - Amenity issues for future residents
- 4.14 The overall approach was firstly to identify what constraints exist and, then to assess how these would be likely to affect the amount of housing and phasing of development which would be achievable on the site. In some cases, constraints were considered to be so severe as to rule out development altogether (for example where a site is located in an area with high probability of flood risk). However, in most cases, the impact was reflected either by reducing the potential site yield (for example if only part of the site is developable) and/or adjusting the potential phasing of development to reflect any additional requirements needed to overcome the constraint.

Chart 4.1: Site Assessment Process

SUITABILITY			
Is the site larger than 0.15ha?	Yes	Assessed	
	No	Discounted	
Is the site in a settlement within an existing built up area boundary (BUAB)?	Yes	Assessed and phased in 1-5 years (unless any specific constraint identified)	
	No	See below	
Is the site adjacent to a settlement with an existing built up area boundary?	Yes	Assessed and phased in 6-10 or 11-15 years (unless any specific constraint identified)	
	No	Discounted	
For those sites not adjacent to the existing BUAB but would be if an adjacent site came forward.	These sites are still considered and phased 11-15 or 15+ years.		
For sites subject to significant physical or environmental constraints (e.g. flood risk, international/ national/ local designation)	The potential impact of any constraint(s) was considered in terms of how far they would be likely to constrain the future development of all or part of the site. Sites were discounted only if constraint(s) likely to prevent any housing development on site (e.g. if site located within Flood Zone 3). Otherwise phasing and housing yield adjusted to reflect severity of constraint and time, which would be required to overcome it.		
For those sites currently within a "strategic gap"	These sites are still considered, although it is recognised that further detailed assessments would be needed and phased 6-10 or 11-15 years.		
For those sites within the South Downs National Park.	These sites are still considered, although it is recognised that further detailed assessments would be needed and phased 6-10 or 11-15 years.		
AVAILABILITY			
Is the site in single or multiple ownership?	Single	Is the site in a settlement with an existing built up area boundary?	1-5 years
		Is the site adjacent to a settlement with an existing built up area boundary?	6-10 years
		For those sites not adjacent to the existing BUAB but would be if an adjacent site came forward.	11-15 years

Is the site in single or multiple ownership?	Multiple	Do all owners support development of the site?	Yes - is the site in a settlement with an existing built up area boundary?	1-5 years
			Yes - is the site adjacent to a settlement with an existing built up area boundary?	6-10 years
			For those sites not adjacent to the existing BUAB but would be if an adjacent site came forward.	11-15 years
			No	15+ years
ACHIEVABILITY				
Does the site have 'bad neighbours' (i.e non-conforming or disruptive uses), which would impact upon residents to an unacceptable degree?	No	The site is phased considering all other constraints.		
	Yes	The site is phased to address this constraint.		
Can access be provided from an existing highway?	No	The site is phased to take infrastructure into account.		
	Yes	The site is phased considering all other constraints.		
Site Viability	<p>Achievability is largely a judgment about economic viability; is there a reasonable prospect that housing will be developed on the site at a particular point in time? Sites will be assessed for their "achievability" against the following:</p> <ul style="list-style-type: none"> • market factors – adjacent uses and desirability of location, economic viability of existing and alternative proposed uses, market demand and projected sales rates; • cost factors – to address physical constraints and meet planning obligations, and whether this might be countered by any funding or investment; and • delivery factors – phasing, start/completion and build rates, single or multiple developers, and the capacity of the developer(s). <p>Assessment of site viability has been informed by the financial viability assessment undertaken by Three Dragons (AG).</p>			

- 4.15 Policy restrictions likely to restrict development include environmental designations, such as international and European environmental designations (e.g Ramsar/SPA/SAC), Sites of Special Scientific Importance (SSSIs), local nature conservation designations (e.g identified Sites of Nature Conservation Importance), the Chichester Harbour Area of Outstanding Natural Beauty (AONB) and the South Downs National Park. Although PPS7 gives great weight to the conservation of the natural beauty of the landscape and countryside in AONBs and National Parks, within Chichester District a significant level of new housing development is likely to be required within the National Park boundaries in order to meet the South East Plan regional housing provision target for the north of the District. Therefore, for the purposes of the SHLAA, the AONB/National Park designation is not treated as an absolute constraint on major housing development, although it is recognised that such development would need to be justified against the requirements set out in paragraph 22 of PPS7 and would need to be carried out to high environmental standards (see PPS7 paragraph 23).
- 4.16 Potential landscape impacts are another key area that was assessed. The SHLAA sites were not subjected to detailed landscape assessments. However, in surveying the sites, any specific landscape or character issues likely to impact on the development of a site were noted as a possible constraint that would need to be assessed further prior to the site being allocated or developed.
- 4.17 A number of SHLAA sites fall within areas, which are designated as 'strategic gaps' under saved Policy RE6 in the Chichester District Local Plan 1999. However, such local landscape designations are not consistent with more up-to-date national planning guidance. PPS7 indicates that criteria-based policies based on landscape character assessments should normally be used to protect against inappropriate development for areas of local landscape importance and states that when reviewing their development plans, planning authorities should rigorously consider the justification for retaining existing local landscape designations. Therefore, the location of a site in an area designated as a 'strategic gap' was not regarded as an absolute constraint on possible future development, although it is recognised that further detailed assessment would be needed to determine whether development of a site would have an acceptable impact and not lead to the coalescence of separate settlements.
- 4.18 Flood risk is another potentially significant constraint on development. National planning policy guidance set out in PPS25 'Development and Flood Risk' seeks to steer housing development towards areas of low flood risk and, where this is not possible, to ensure adequate flood protection and mitigation is provided. The Chichester District Strategic Flood Risk Assessment (SFRA) published in 2008 was used to assess probability of flood risk on all SHLAA sites. Sites located within Flood Zones 1 (Low probability), 2 (Medium probability) and 3a (High probability) were considered in principle to have potential for housing. To conform with the sequential approach outlined in PPS25, development within Zone 1 would take precedence, followed by development in Zone 2, with development in Zone 3a being only justifiable as

a last resort. In addition, any proposed housing in Zones 2 or 3a would also need to be justified against the relevant PPS25 exception tests. Sites within Zone 3b (Functional Floodplain) were automatically excluded since residential development would never be acceptable in these locations

- 4.19 The SHLAA considered sites that are affected by Tree Preservation Orders (TPOs). This would not normally be an absolute constraint on development, but may affect the amount of housing achievable on a site. Therefore, where sites contain TPOs, this was recorded in the sites database.
- 4.20 Similarly, where SHLAA sites fall within or close to historic Conservation Areas, this was noted as a potential constraint, as it may influence the amount and design of housing achievable, depending on the form and character of the surrounding area and built environment.
- 4.21 The information available on land contamination does not demonstrate that any of the sites should be excluded. To exclude a site, contamination would need to be suspected and the site would need to have been the subject of an investigation, which has concluded that remediation is either impossible or unviable. No sites fell within this category.
- 4.22 Where only part of a site was considered to be subject to development constraints, the remaining unconstrained part of the site was assessed as having housing potential.

Availability

- 4.23 Analysis of site availability was based on information on site ownership and owner intentions. Details of site ownership were generally already available from the site promoter (usually the landowner or developer or agent). Where such details were not provided, the Council obtained ownership details from the Land Registry.
- 4.24 It was assumed that sites in multiple, rather than single ownership, will be more difficult to bring forward, unless there is clear evidence that landowners are considering joint action to bring the site forward. Sites in multiple ownership were therefore phased in later time periods, unless there was specific evidence of concerted action by landowners.

Achievability

- 4.25 The final element in assessing development potential is achievability. This involves consideration of the operation of the local housing market, and the impact of this on the cost and delivery of potential sites. To assess this in detail, the Council appointed a specialist consultant, Three Dragons (AG), to undertake a study on Viability and Achievability to accompany the SHLAA. The study sought to define and analyse the local housing market(s) operating within Chichester District, and to assess the viability of housing development on a sample (just over 10%) of SHLAA sites.

- 4.26 The Three Dragons (AG) study concluded that the District contains a range of high, and in some cases, very high value locations. House prices are strong and Section 106 infrastructure and affordable housing requirements in the main should not constrain the delivery of housing. Overall, the study did not consider there is any need to discount housing potential on the grounds of a lack of achievability. Further details can be viewed in the separate Three Dragons (AG) report, which accompanies this SHLAA report.
- 4.27 In assessing cost factors and delivery, consideration was given to whether the site was affected by neighbouring uses which would be potentially disruptive or cause conflict with residential development and the extent to which these may affect the amenity of future residents. In particular, consideration was given to whether the impact of any 'bad neighbours' could be mitigated to ensure satisfactory standards of residential amenity. Site visits indicated that none of the sites considered is so severely constrained by neighbouring uses that it could not be developed, subject to careful design and adequate mitigation. However, for a few sites, the need to provide for mitigation affected the estimated housing yield likely to be achievable.
- 4.28 Some sites currently have constrained access to the highway network. This is likely to have implications in terms of the cost and timing of any future development. Where there is no obvious means of providing access, sites were phased in later periods, as it is likely to take some time to negotiate access across land in another ownership to the highway.

Timing and Phasing of Development

- 4.29 As previously indicated, the SHLAA uses a base date of 1 January 2010. All SHLAA sites assessed as developable were allocated to 5-year time bands – 1-5 years (2010-2015), 6-10 years (2015-2020), 11-15 years (2020-2025) or 15+ years (2025+). Chart 4.1 sets out in detail how different categories of sites were phased, based on a number of factors.
- Current planning status
 - Location – within or outside an existing Settlement Policy Area
 - Suitability - physical and policy constraints
 - Availability – ownership and owner intentions
 - Achievability – market, cost and delivery factors
- 4.30 Sites, which were already allocated in the Local Plan or had planning permission at 1 January 2010 have the status of existing planning commitments. These sites were therefore phased in accordance with the annual development monitoring process, full details of which are set out in the District Council's publication, 'Five Year Housing Land Supply 2010-2015'. The vast majority of sites falling within this category are expected to be developed in the period 0-5 years, although development on a few sites (e.g Graylingwell) is expected to stretch beyond 5 years.
- 4.31 Sites located within existing Built-Up Area Boundaries are in principle acceptable for housing development under existing Local Plan policy, which gives a general presumption in favour of development within defined

Settlement Policy Areas. Therefore sites within Settlement Policy Areas have generally been phased in the 1-5 year time band, unless there are specific known constraints or ownership issues which are likely to delay them coming forward.

- 4.32 Sites outside the existing Settlement Policy Areas by definition comprise land that would be classed under current Local Plan policy as countryside, where planning applications for housing development would normally be refused. However, it is recognised that some sites outside existing settlements will need to be brought forward to meet housing requirements over the period to 2026. The SHLAA identifies a number of sites with adjacent to existing settlement boundaries as having future housing potential, however these will need to be assessed in more detail through the LDF process to determine which are the most appropriate for allocation in development plan documents. Due to the time needed to bring sites forward through the LDF process, sites outside existing Settlement Policy Areas have been phased in later time periods, generally 6-10 years or 11-15 years depending on location, size, constraints and ownership etc.

Housing Density and Site Yield

- 4.33 With the exception of sites where there is already a planning permission, the estimated potential housing yield has been based on the following factors.
- Site area
 - Site constraints/developable area
 - Density assumptions
- 4.34 The site area was calculated using the site boundaries mapped on GIS. An assessment was then made of the percentage of the site likely to be developable for housing. This estimate took account of any parts of the site subject to major physical or environmental constraints that would preclude development (such as land falling within an SNCI, SSSI, SPA, SAC, Ramsar or Flood Zone 3b). In addition, it included assumptions about the percentage of the site potentially required for screening or landscaping, based on the site location and likely visual impact of development.
- 4.35 Where SHLAA sites had already gained planning permission at 1 January 2010, the assumed housing yield for the site was based on the most recent permission granted and the phasing followed the assessment undertaken for the Council's 'Five-Year Housing Land Supply 2010-2015'. For sites without planning permission, an estimated housing yield has been calculated by applying an appropriate net density figure for each site, based on its net developable area.
- 4.36 The density assumptions used reflect policy guidance in PPS3 and the South East Plan. PPS3 states that using land efficiently is a key consideration in planning for housing. Paragraph 47 of PPS3 specifically states that, while Local Planning Authorities may wish to set out a range of densities across the Plan area, 30 dwellings per hectare net should be taken as a national indicative minimum to guide policy development and decision-making, until

local density policies are in place. Densities below this minimum will need to be justified according to such factors as those listed above.

- 4.37 Policy H5 in the South East Plan seeks to encourage higher housing densities and sets an overall regional target of 40 dwellings per hectare across the region over the Plan period. It states that local authorities should reflect this target with appropriate local variations in their local development documents.
- 4.38 For the purposes of the SHLAA, a notional housing density of 40 dwellings per hectare was applied as the standard, unless a site's location or specific constraints suggested that a higher or lower density would be appropriate.

5. POTENTIAL HOUSING SUPPLY

Overall Housing Supply

- 5.1 Overall, the SHLAA has identified a total of 129 sites without planning permission at 1 January 2010 that may have potential for housing development over the period 2010-2026. This comprises 88 sites in the South of the District (Sussex Coast sub-area) and 41 in the North of the District. Appendix 4 sets out the summary conclusions for all SHLAA sites included in the assessment, and indicates which are considered developable and in which time period. Site location maps for each settlement are provided at Appendix 7.
- 5.2 Table 5.1 provides a breakdown of identified SHLAA potential by settlement across the District. The SHLAA sites in total have a theoretical potential to provide some 19,272 dwellings across the District as a whole. Of this, there is potential for 16,717 dwellings (around 87%) in the South of the District (Sussex Coast sub-region) and 2,555 dwellings (13%) in the North of the District. Appendix 5 provides a detailed listing of the SHLAA sites assessed as having future housing potential and the projected housing yield for each site.
- 5.3 The figures include a several very large strategic sites on the edge of Chichester City, and at Tangmere and Fishbourne. As might be expected, the most significant potential for development is concentrated around Chichester City itself, and to a lesser degree the settlement hubs. Some housing potential has also been identified around a number of the villages with Settlement Policy Area. It should be emphasised that the distribution of potentially developable sites to some degree reflects where sites have been promoted to the Council. As previously stated, further detailed assessment will be necessary to determine which sites are most suitable for allocation through the Local Development Framework (LDF).
- 5.4 Stage 8 of the DCLG SHLAA Practice Guidance requires the preparation of an indicative housing trajectory that sets out how much housing can be provided from identified sites and at what point in the future. The resulting housing trajectory will establish the housing potential, set against the district housing requirement set out in the South East Plan and the PPS3 requirement to provide a rolling 5 year supply of housing land. It will also indicate the scale of any housing shortfall that may need to be met as provided for in the SHLAA Practice Guidance, either through the identification of additional 'broad locations' for future housing growth, or through the use of a windfall allowance.
- 5.5 Table 5.2 summarises the potential housing supply in Chichester District, comprising:
- (i) Existing planning permissions (as at 1 January 2010); and
 - (ii) SHLAA sites without permission that have been assessed as having housing potential over the period to 2026.

Table 5.1: Summary of Identified SHLAA Potential by Settlement

Settlement	Size (ha)	2010-15	2015-20	2020-25	2025+	Total 2010-2026
Sussex Coast Area						
Birdham	11.93	0	270	34	0	304
Bosham	13.07	0	409	0	0	409
Broadbridge	28.75	0	272	213	0	485
Chichester	429.38	288	3,730	2,250	500	6,768
East Wittering and Bracklesham	53.50	13	829	867	0	1,709
Fishbourne	60.63	0	942	200	0	1,142
Hambrook	1.23	0	39	0	0	39
Hermitage	11.79	0	22	310	0	332
Hunston	10.91	0	352	0	0	352
North Mundham and Runcton	8.01	0	101	116	0	217
Nutbourne	35.97	86	259	449	0	794
Selsey	26.31	6	832	0	0	838
Southbourne	47.58	0	1,435	93	0	1,528
Tangmere	47.72	0	1,078	262	0	1,340
West Wittering	4.54	0	145	0	0	145
Westbourne	7.82	0	53	148	0	201
Westhampnett	4.00	6	0	108	0	114
Sussex Coast Area	803.15	399	10,768	5,050	500	16,717
North of District						
Bury	1.96	0	14	21	0	35
Fernhurst	8.34	0	52	50	0	102
Fittleworth	5.01	0	115	0	0	115
Graffham	0.42	0	13	0	0	13
Kirdford	7.78	0	106	142	0	248
Lavant	8.03	0	235	0	0	235
Loxwood	0.67	0	17	0	0	17
Midhurst and Easebourne	7.14	63	42	82	0	187
Northchapel	9.67	0	82	222	0	304
Petworth	37.47	36	111	1,046	0	1,193
Rogate	2.07	6	12	41	0	59
South Harting	0.38	0	9	0	0	9
Wisborough Green	1.18	0	38	0	0	38
North of District	90.09	105	846	1,604	0	2,555
Chichester District Total	893.24	504	11,614	6,654	500	19,272

Table 5.2: Total identified housing potential

Source of housing potential	2010-15	2015-20	2020-25	2025+	Total
Sussex Coast sub-area					
Sites with planning permission¹					
- Large sites (6+ dwellings)	1,924	38	0	0	1,962
- Small sites (< 6 dwellings)	202	0	0	0	202
Total existing commitments (net)	2,126	38	0	0	2,264
Sites identified through SHLAA					
- Sites within defined settlements	399	60	0	0	459
- Sites outside settlements	0	10,708	5,050	500	16,258
Total identified SHLAA potential	399	10,768	5,050	500	16,717
Total housing potential	2,525	10,806	5,050	500	18,881
North of District					
Sites with planning permission¹					
- Large sites (6+ dwellings)	561	7	0	0	568
- Small sites (< 6 dwellings)	144	0	0	0	144
Total existing commitments (net)	705	7	0	0	712
Sites identified through SHLAA					
- Sites within defined settlements	105	0	0	0	105
- Sites outside settlements	0	846	1,604	0	2,450
Total identified SHLAA potential	105	846	1,604	0	2,555
Total housing potential	810	853	1,604	0	3,267
Chichester District total					
Sites with planning permission¹					
- Large sites (6+ dwellings)	2,485	45	0	0	2,530
- Small sites (< 6 dwellings)	346	0	0	0	346
Total existing commitments (net)	2,831	45	0	0	2,876
Sites identified through SHLAA					
- Sites within defined settlements	504	60	0	0	564
- Sites outside settlements	0	11,554	6,654	500	18,708
Total identified SHLAA potential	504	11,614	6,654	500	19,272
Total housing potential	3,335	11,659	6,654	500	22,158

Notes:

¹ Data from CDC/WSCC housing development monitoring data (December 2009)

Housing Supply Compared to Future Requirements

5.6 Policy H1 in the South East Plan sets an overall housing requirement of 9,600 new homes over the period 2006-2026, which is equivalent to 480 net dwellings per year. The housing requirement is divided into two parts:

Sussex Coast Sub-Region	Chichester City and the Coastal Plain	7,100 dwellings (355 per year)
Rest of West Sussex	The north of the District, including the South Downs National Park	2,500 dwellings (125 per year)

5.7 Based on the SHLAA analysis, it is possible to compare the potential housing supply against the housing requirement for the period 2006-2026. The potential supply includes housing from the following sources:

- (i) Housing completions 2006-2009 – Net completions recorded from West Sussex County Council housing development monitoring records.
- (ii) Large sites with planning permission at 1 January 2010 – Net housing yields and phasing have been taken from the Council's published Five-Year Housing Supply 2010-2015. Planning permissions that are considered unlikely to be implemented have been discounted.
- (iii) Small sites with planning permission at 1 January 2010 – Housing yields have been taken from the Five-Year Housing Supply 2010-2015, including an element of discounting for non-implementation of permissions.
- (iv) Additional SHLAA sites within existing settlement boundaries – These would normally be considered acceptable for housing development on the basis of existing Local Plan policies, so have been included in the trajectory.
- (v) Additional SHLAA sites with housing potential outside existing settlement boundaries – These sites are considered to have potential for housing development; however the choice of which sites should be allocated for future development will involve policy decisions to be made through the LDF process.

5.8 Table 5.3 below summarises the identified housing potential in comparison to the South East Plan housing requirements for the Sussex Coast and North of District sub-areas, and for the District as a whole.

5.9 Housing completions in the 3 years since the South East Plan base date of 2006 have reduced the outstanding housing requirement for the District from the initial 9,600 dwellings to 8,202 dwellings. A combination of existing housing permissions and SHLAA sites within existing settlement boundaries are projected to provide a further 3,440 dwellings. This leaves an outstanding requirement totalling 4,762 dwellings required to meet the District housing requirement to 2026.

5.10 The table indicates that there is sufficient potential on SHLAA sites outside existing settlement boundaries to meet this outstanding housing requirement

over the period to 2026. It should also be noted that the SHLAA has identified a number of additional sites with housing potential but availability unknown. These are sites suitable for housing which are in current use, but which may come forward for development within the period under consideration. All the potential housing sites identified will be assessed further through the LDF process to determine which are most suitable to allocate in the forthcoming Core Strategy and subsequent site allocation DPDs.

Table 5.3: Identified housing potential compared to housing requirements

	Sussex Coast	North of District	District total
SE Plan requirement 2006-2026	7,100	2,500	9,600
Net dwellings built 2006-2009	1,013	385	1,398
Remaining requirement 2009-2026	6,087	2,115	8,202
Housing Supply 2009-2026			
- Existing planning permissions	2,164	712	2,876
- SHLAA sites with potential within settlements	459	105	564
Identified housing supply	2,623	817	3,440
Outstanding housing requirement outside existing Built-Up Area Boundaries	3,464	1,298	4,762
<i>SHLAA sites outside settlements with future potential</i>	<i>16,258</i>	<i>2,450</i>	<i>18,708</i>

- 5.11 Since there is sufficient potential identified in the SHLAA to meet the District's housing requirement, it is not considered necessary to undertake work to identify any further locations for housing at this stage. In addition, no allowance has been included in the trajectory for unidentified ("windfall") sites, although it is anticipated that they will continue to come forward. However, previously unidentified sites will be added to the housing supply as part of the annual development monitoring process, as and when they are identified or gain planning permission.

Indicative Housing Trajectories

- 5.12 Appendix 6 presents housing trajectories for the Sussex Coast and North of District sub-areas, and for the District as a whole. The trajectories provide a more detailed assessment of projected future housing supply, in particular highlighting the phasing of development needed to meet housing requirements over the period to 2026.

- 5.13 The trajectories indicate that existing housing permissions and SHLAA sites within settlement boundaries should be sufficient to meet annual housing requirements over the initial part of the LDF period, with housing supply remaining in surplus relative to the annual district requirement up to 2015 in the North of the District and 2016 in the Sussex Coast sub-area. However, to continue to meet housing requirements beyond this point, it will be necessary to bring forward development on some of the identified SHLAA sites outside existing settlement boundaries.
- 5.14 The trajectories suggest that the required level of housing development outside settlement boundaries from 2015 onwards will amount to around 315 dwellings per year in the Sussex Coast sub-area and around 118 dwellings per year. It should be emphasised that this suggested phasing of development is purely indicative. In reality, the phasing of development will be affected by the level of future housing windfall, as well as the development timescales of sites allocated in the LDF. The District's housing supply, including identified SHLAA sites, will continue to be re-assessed and updated as part of the annual monitoring process.

Risk Assessment

- 5.15 The SHLAA Practice Guidance indicates that Stage 8 should include a risk assessment as to whether sites will come forward as anticipated. The SHLAA has been prepared robustly in accordance with the Practice Guidance and the assessment of sites has drawn on the views of District planning control officers, land owners and developers, and incorporated the conclusions of a detailed viability assessment undertaken by independent consultants, Three Dragons (AG).
- 5.16 All identified SHLAA sites have been subjected to a detailed and structured appraisal that assessed agreed criteria relating to the following issues:

Suitability

- policy restrictions
- physical constraints
- potential impacts of the development

Availability

- developer intention to develop
- landowner intention to sell

Achievability

- market assessment
- economic viability
- delivery

- 5.17 This detailed analysis has taken account of known current risks that might affect the delivery of a site and is therefore considered that this process represents an appropriate assessment of risk.

- 5.18 It should be noted that the Chichester District SHLAA has been prepared within the context of relatively depressed housing market values, which has influenced assumptions about how quickly identified sites are expected to come forward. There remains continuing uncertainty as to how the market will recover over the next few years. However, the Three Dragons (AG) assessment of viability concludes that house prices across most of the District remain strong, and in the main should not constrain the future delivery of housing.
- 5.19 In order to reduce the risk that certain sites will not come forward, the Council will need to be proactive and respond to the need to overcome constraints identified in the analysis of sites. In addition, monitoring will be carried out to keep track of progress on each site and to assess the continuing robustness of the SHLAA as a whole.

6. CONCLUSIONS AND MONITORING

Purpose of the SHLAA

- 6.1 The SHLAA is one of a number of background studies and assessments undertaken to help in the preparation of the LDF. The assessment feeds into work that will assess the main settlements and locations where future housing development should be focussed, and identify specific sites to be allocated for residential or mixed use development.
- 6.2 It should be strongly emphasised that the SHLAA is a technical study and not a policy document. Decisions on which sites should be brought forward for development will be determined through the LDF process. Consideration of sites in the study will not in any way prejudice the normal planning application process. The SHLAA provides a greater understanding about the availability and suitability of land in the District. This in turn will help the Council develop the most appropriate policies in the LDF.
- 6.3 The SHLAA has been undertaken in accordance with DCLG Practice Guidance. The approach has been to assess the relative suitability, availability and achievability of sites promoted by landowners and developers, or know to be potentially available. This assessment has led to conclusions about which sites could be potentially developable, within specific time periods looking over the next 15 years. The SHLAA will need to be updated at regular intervals.

Ability of the District to Meet Housing Targets

- 6.4 The assessment of overall housing supply across the District indicates that the SHLAA has identified a more than adequate supply of housing potential to meet both the overall District housing requirement to 2026, and to provide a continuing 5-year supply of deliverable sites throughout the period. However, the analysis of housing supply indicates a need to allocate sufficient housing land outside existing settlement boundaries to provide for around 4,750 dwellings in the period after 2015.
- 6.5 Current work to prepare the Chichester District LDF Core Strategy will draw on the analysis provided by the SHLAA and other background evidence to identify the most appropriate locations for strategic housing allocations across the district. Smaller scale housing allocations will be identified in subsequent site allocations DPDs to be prepared for the District within and outside the South Downs National Park.

Monitoring

- 6.6 The SHLAA Practice Guidance gives advice about how the SHLAA can be monitored and kept up-to-date. It states that the assessment should be kept up-to-date at least annually as part of the Annual Monitoring Report. This is in order to support the updating of the housing trajectory and the 5-year supply

of specific deliverable sites. The Council will undertake monitoring as part of the AMR process to record:

- development progress on sites with existing planning permission;
- planning applications submitted or approved on sites identified by the SHLAA;
- progress made on addressing known development constraints affecting SHLAA sites; and
- any unforeseen constraints that have emerged which may affect the developability and deliverability of SHLAA sites.

6.7 The SHLAA sites database provides the capacity to update this information and provide, at any point in time, an up-to-date picture of the latest position on particular sites.

APPENDICES

APPENDIX 1

Strategic Housing Land Availability Assessment

Coastal West Sussex Districts Methodology/Project Brief

Introduction

- 1.1 The purpose of this project brief is to provide a common methodology to be used by the Coastal West Sussex Districts when undertaking Strategic Housing Land Availability Assessments (SHLAAs). The Coastal West Sussex Districts comprise Adur DC, Arun DC, Chichester DC and Worthing BC. The four Councils are intending to undertake separate SHLAAs for their respective local authority areas, but wish to adopt a common methodology and to work jointly on certain aspects of the project, particularly where it may be necessary to commission external work from consultants.
- 1.2 The requirement to undertake SHLAAs is set out in PPS3 'Housing' which states that these studies should be undertaken as a key source of evidence to inform development plans and support the delivery of sufficient housing land to meet identified requirements. Detailed guidance on how to undertake SHLAAs is set out in a Practice Guidance publication accompanying PPS3. The methodology set out here is based on the Practice Guidance adapted to local circumstances, following discussion between the four Coastal Districts.

Purpose of Assessment

- 2.1 The overall purpose of SHLAA is set out in the Practice Guidance:
 - (i) to identify sites with potential for housing;
 - (ii) to assess their housing potential; and
 - (iii) to assess when they are likely to be developed.
- 2.2 It should be emphasised that the four Councils consider the SHLAA work to be a technical study and not a policy document. The studies will identify possible housing sites and assess overall housing potential, but ultimately decisions on which sites should be brought forward for development will be determined through the LDF process.
- 2.3 The joint methodology follows the step by step approach set out in the Practice Guidance, highlighting the key issues at each identified stage.

Stage 1: Planning the Assessment

- 3.1 Each of the four Councils will be undertaking their own separate SHLAA and will make their own arrangements with regard to management and resources for the work. However, as it is envisaged that certain tasks will be undertaken or commissioned jointly, there will be a need for regular liaison regarding progress and timetabling.

- 3.2 It would therefore be helpful if each Council circulates its SHLAA work programme and timetable when agreed. In addition, regular meetings will be arranged between the four Councils to monitor progress and discuss any issues or problems encountered.
- 3.3 The Practice Guidance advocates a partnership approach at the sub-regional level, working with key stakeholders, such as house builders, social landlords, local property agents, local communities and other agencies such as English Partnerships. It also mentions using housing market partnerships where they exist.
- 3.4 The view of the partner Councils is that there would be little benefit from setting up a regular project working party involving stakeholders. It is considered more important to consult and involve stakeholders at key stages in the Assessment work.
- i) Methodology: The Councils' will consult key stakeholders on the methodology to be used and the proposed scope of their SHLAA. Consultees will include GOSE, SEERA, SEEDA, West Sussex County Council, Home Builders Federation (HBF) and Campaign to Protect Rural England (CPRE). Each Council will also consult other relevant local stakeholders (e.g through LSP, housing partnerships etc) as appropriate and/or make the methodology available for comment on the Council's website.
- ii) Site identification: Local landowners, developers, agents, statutory undertakers, parish and town councils will be contacted and requested to suggest sites to be considered in the Assessment. It may also be appropriate to provide a Site Identification Proforma on the Councils' websites.
- iii) Assessment of developability and deliverability: This will involve assessment of the local housing market, development costs and viability. It will be important to get views and inputs from local house builders and property agents on these issues both in terms of the general market situation across the sub-region (the proposed West Sussex Strategic Housing Market Assessment (SHMA) will also be useful here) and in terms of the assumptions made regarding individual sites.
- iv) Study outcomes: Draft SHLAA findings will be circulated to the key consultees identified in (i) for comment. In addition, the final SHLAA results should be reported to Members and the LSP and made publicly available to interested stakeholders, and on Council websites. It may be helpful to undertake presentations for Members and key stakeholders.
- 3.5 The possibility of integrating housing land and employment land assessments has been considered by the four Councils. It was agreed that there would be benefits from integrating the search for potential sites, but that the respective methodologies for assessing site suitability would be different. Therefore, it is considered appropriate that SHLAAs and Employment Land Assessments are undertaken separately, but if possible as parallel studies.

Stage 2: Determining which sources of sites will be included in the Assessment

- 4.1 The partner Councils have agreed that all areas of each District should be considered as a starting point in searching for sites. Where particular areas or types of land are regarded as unsuitable for major (or any) housing development, this should be made explicit in the respective Assessments and the reasons set out. It may be appropriate to define areas to be excluded in the methodology so that this will be subject to wider consultation.

Stage 3: Desktop review of existing information

- 5.1 Based on the Practice Guidance and previous housing land studies, it was agreed that the following sources of information should be used to identify potential housing sites:
- Sites proposed in response to recent development plans (e.g LDF documents or Local Plan)
 - Other sites promoted by landowners/developers
 - Sites identified in previous UHPS, including rejected sites
 - National Land Use Database (NLUD)
 - Register of Surplus Public Land
 - Valuation office database (large empty properties)
 - Council land ownership portfolio
 - Unimplemented planning permissions
 - Planning application refusals (within past c3 years), particularly where housing development was considered acceptable in principle
 - Request letter to all known landowner/developer contacts (Site Identification Survey)
 - Request form on Council websites (Site Identification Survey)
 - Discussions with Development Control officers
 - Email/contact other relevant LA officers
 - Any other sites noted during site visits

Stage 4: Determining which sites and areas should be surveyed

- 6.1 The geographical coverage of the Assessment survey work is one of the most critical issues. The Practice Guidance states that surveys should aim to identify as many sites with housing potential in and around as many settlements as possible. It suggests that this will depend on a number of factors, such as the scale of housing requirements, the nature of the area, and the resources available. This still leaves room for interpretation, particularly outside existing settlement boundaries.
- 6.2 The partner Councils have agreed that only sites capable of accommodating 6¹ or more dwellings should be identified and assessed as part of the SHLAA process. It is considered that insufficient time and resources exist to identify and evaluate smaller development opportunities. In any case, it would be impractical to allocate small sites of less than 6¹ dwellings in development plans, which would be necessary for them to be included in the identified 10-

¹ 5 or more dwellings in the Chichester District

year housing supply. Applying a 6 dwelling threshold would also be consistent with the site size threshold used by Baker Associates in their previous Urban Housing Potential Studies for Adur, Arun and Worthing, reflecting the division between large and small sites used by West Sussex County Council for monitoring purposes.

- 6.3 In terms of geographical coverage, the Councils agreed that the survey should seek to identify and survey all potential sites and opportunities within existing Built-Up Area Boundaries (BUABs)/Settlement Policy Areas (SPAs), thereby updating previous urban housing potential studies. Outside existing BUABs/SPAs, it is open to interpretation what should be defined as a clearly identifiable site as opposed to a 'broad location' for development. It was agreed that this distinction should be based on a number of factors, including the scale of the development opportunity and whether there are clearly defined site boundaries (e.g brownfield sites). All sites suggested for development in response to the Site Identification Survey (see Stage 3) should be subject to detailed evaluation.

Stage 5: Carrying out the survey

- 7.1 A consistent approach needs to be used in surveying and evaluating sites. It was agreed to produce a standard assessment proforma for each site, setting out standardised evaluation criteria. A copy of the proposed Site Assessment Form is appended to this methodology note.
- 7.2 Key aspects to record initially include:
- Site area and boundaries
 - Current use(s)
 - Surrounding land use(s)
 - Obvious physical constraints
 - Any site access considerations
- 7.3 More detailed site evaluation will be undertaken in Stage 6 below.

Stage 6: Estimating the housing potential of each site

- 8.1 The potential housing yield for each identified site will take account of a number of factors:
- Physical constraints
 - Major policy constraints
 - Design issues
 - Accessibility to facilities
 - Density issues
 - Development standards/requirements
 - Neighbouring uses/area character etc
- 8.2 It should be possible to undertake this stage of the work in-house. This is likely to involve discussions with Development Control officers and may require some specialist design advice for some sites. Design input may be aided by the use of standard design templates. Where sites have been

proposed in response to the site request letter, it may be appropriate to base the housing assumptions on details supplied by the relevant site promoter (assuming these conform with density requirements and are acceptable in terms of development constraints etc).

- 8.3 It will be important to assess constraints, standards and requirements in terms of likely future as well as present circumstances.
- 8.4 All identified sites will be assessed against the criteria set out in Stages 5 and 6. Following this initial assessment, sites which are considered suitable locations for housing will be subjected to more detailed evaluation in Stage 7.

Stage 7: Assessing when and whether sites are likely to be developed

- 9.1 All potential housing sites will need to be assessed in terms of whether they meet the PPS3 tests of deliverability and developability – i.e that sites should be suitable, available and achievable now, or that there is a reasonable prospect of this in the future.
- Suitability – Requires assessment against physical and policy criteria as identified in Stages 5 and 6 above.
 - Availability – Requires information on site ownership, tenancies and the operational requirements of landowners. This level of detail potentially goes further than that previously gathered for housing potential studies and may be difficult to obtain. Such details will be requested from promoters filling in Site Identification Survey. However, where this information is not known and has not been provided, it may be necessary to contact the Land Registry or request further details from persons/organisations known to have an interest in the site.
 - Achievability – Requires assessment of economic viability and likelihood of development drawing from information on i) marketability; ii) potential development costs; and iii) delivery factors relating to development. The assessment of marketability will require the views of house builders and local property agents. Specialist input will also be required to undertake site viability assessment. There is scope for a joint approach by the four Councils to commission such work.
- 9.2 Assessment of sites will consider whether identified development constraints can be overcome and what action would be needed to achieve this, e.g infrastructure, investment, use of Compulsory Purchase Orders etc.

Stage 8: Review of the Assessment

- 10.1 In the Practice Guidance, this stage is seen as pulling together the results of the Assessment to produce an indicative housing trajectory that sets out how much housing can be provided from identified sites and at what point in the future. The Guidance indicates that this work should include a risk assessment as to whether sites will come forward as anticipated.

- 10.2 The housing trajectory will indicate whether there are sufficient identified sites to meet the minimum 10 year housing supply required in PPS3. If there is a shortfall, the Guidance indicates that LPAs should move on to look at broad locations (Stage 9) or the use of a windfall allowance (Stage 10).

Stage 9: Identifying and assessing the housing potential of broad locations (where necessary)

- 11.1 The Practice Guidance defines 'broad locations' as areas where housing development is considered feasible and will be encouraged, but where specific sites cannot yet be identified. The Guidance indicates this will include:
- i) Broad areas within or outside settlements where housing could be encouraged, e.g small extensions to settlements;
 - ii) Strategic locations outside settlements, e.g major urban extensions, growth points, or new free-standing settlements.
- 11.2 As noted above, the Practice Guidance sees broad locations as a fallback which should only be considered if insufficient specific sites can be identified.
- 11.3 As noted previously, the Guidance does not define a clear distinction between broad locations and specific sites. This is therefore left to local studies to define. The factors discussed in reference to Stage 4 above can be used to provide some help, but, in many cases, this will depend on a subjective judgment by the relevant Council undertaking the SHLAA.
- 11.4 Because of the potentially wide geographical coverage of SHLAAs, it may be desirable to define some potential opportunities outside existing BUABs/SPAs as 'broad locations', unless the sites in question have clearly defined boundaries (e.g a brownfield site) or have been previously identified or specifically put forward for consideration in response to the Site Identification Survey (see Stage 3). However, within BUABs/SPAs, potential development opportunities would normally be classified as specific sites, unless there are exceptional circumstances (e.g at Shoreham Harbour due to the potential scale of the opportunity).
- 11.5 There is scope for re-using previous LDF background work as source material to help in the identification and assessment of potential 'broad locations'. However, the identification process should not be restricted by this. Similarly, all locations identified should be objectively re-assessed in the context of the SHLAA work.
- 11.6 The Practice Guidance doesn't give any specific guidance on how to assess broad locations as opposed to sites. Presumably, it is intended that, in terms of potential scope for housing, they should be subject to a similar type of assessment, though less detailed. However, the choice of which broad locations are most suitable to be taken forward into development plans will also depend on the comparative assessment of alternative spatial options as part of the LDF process.

Stage 10: Determining the housing potential of windfall (where justified)

- 12.1 The Practice Guidance follows the approach in PPS3, where the use of windfall allowances should only be considered as a last resort. Therefore, they should only be used if the previous SHLAA work has provided insufficient potential sites and/or broad locations to meet housing requirements.

ADUR
DISTRICT COUNCIL



Caroline West
01243 534715

e-mail: cwest@chichester.gov.uk



Worthing
BOROUGH COUNCIL

Dear Sir/ Madam

Re: Strategic Housing Land Availability Assessment (SHLAA)

As part of the work to produce the Local Development Framework 'Planning Policy Statement 3:Housing' requires Local Authorities to produce a SHLAA. The SHLAA will be undertaken as a key source of evidence to inform development plans and support the delivery of sufficient housing to meet identified requirements. This being one of many studies that will be carried out to inform production of Local Development Framework documents.

The four coastal West Sussex Councils of Adur DC, Arun DC, Chichester DC and Worthing BC are intending to undertake separate SHLAAs for their respective local authority areas. However, we wish to adopt a common methodology and to work jointly on certain aspects of the work.

As set out in the 'Strategic Housing Land Availability Assessments: Practice Guidance' note published by the Department for Communities and Local Government (DCLG July 2007), Local Authorities should work together with key stakeholders to ensure a robust and joined up approach. We are therefore contacting you at this early stage, asking you for your comments on the methodology for the studies.

Please send any comments to cwest@chichester.gov.uk or Planning Policy, Chichester District Council, East Pallant House, 1 East Pallant, Chichester, West Sussex, PO19 1TY. We would appreciate receiving any comments you wish to make on the methodology, by Friday the 25th January 2008.

If you have any queries please contact me on 01243 534715.

Yours sincerely

Caroline West
Assistant LDF Project Leader
Planning Policy
Chichester District Council

APPENDIX 2

Letters and Advertisements Seeking Sites

Chichester District Council



01243 534571
e-mail: ldf@chichester.gov.uk

20.40.44

02 April 2008

Dear Sir/ Madam

Chichester District Strategic Housing Land Availability Assessment

This letter is to inform you that the Planning Policy team is undertaking a detailed study known as a Strategic Housing Land Availability Assessment. This study is required by Government planning policy guidance and will assist the Council in the work to prepare the Local Development Framework. The Local Development Framework will provide the District Council's framework for planning for housing and other development across the District over the period to 2026.

The Strategic Housing Land Availability Assessment is one of a number of background studies undertaken to help in the production of the Local Development Framework documents, such as the Employment Land Review, Assessment of Community Facilities and Strategic Flood Risk Assessment among others.

The Strategic Housing Land Availability Assessment will replace the Urban Potential Study undertaken by the Council in 2006, which identified possible housing sites within existing settlement policy areas. The new study will assess sites with potential to accommodate 5 or more dwellings both in and beyond existing settlement boundaries.

We are now in the preliminary stages of the Strategic Housing Land Availability Assessment work, which involves gathering information on all potential new housing sites in the District. This includes obtaining data that the Council currently holds about potential sites from existing sources, including previous studies, land use databases, planning applications, enquiries and sites previously promoted. An essential aspect of this exercise is ensuring we have details of all possible opportunities for housing development across the District, from local landowners, developers, agents, Parish Councils and other stakeholders with knowledge of and interests in the area.

It should be emphasised that the Strategic Housing Land Availability Assessment will be a technical study and not a policy document. Decisions on which sites should be brought forward for development will be determined through the Local Development Framework process, the Strategic Housing Land Availability Assessment being only one input to this. In addition, the consideration of sites in the study will not prejudice the normal planning application process.

I enclose a copy of a Site Assessment Form which requests information about any site(s) you wish to be considered as part of this study. Please complete a separate Assessment Form for each individual site, providing as much information as possible, as this will assist us greatly in evaluating any sites put forward. Please would you also attach map(s) at 1:1250 or 1:2500 scale showing the precise boundaries of each site (plus any details of land ownership where known). The Council will not be able to assess the site without a map. In addition, we would be happy to receive any further detailed information you may wish to supply relating to the site and/or potential development proposals.

In order for us to be able to look at any opportunity you draw our attention to, **please could you forward relevant site details to us by Friday 9th May.**

The information provided to us will be used by the Council to inform the Strategic Housing Land Availability Assessment and subsequent components of the Chichester District Local Development Framework. By responding you are accepting that your response and the information within it will be made publicly available, and may be disclosed if requested under the Freedom of Information Act. However, any published information will not contain personal details of individuals.

If you have any points you wish to discuss, please do not hesitate to contact the Planning Policy team.

Yours faithfully

Caroline West
Assistant LDF Project Leader

CHICHESTER DISTRICT STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

Chichester District Council is undertaking a Strategic Housing Land Availability Assessment to gather information on and evaluate sites in the District which may have potential for housing development. Sites will be subject to detailed assessment and the study will be used to assist the Council in preparing its Local Development Framework.

If you know of or have an interest in a potential housing site within Chichester District, please complete and return a Site Assessment Form, which you can be downloaded on the Council's website: www.chichester.gov.uk or are available from the District Council's Main Office. Alternatively forms can be obtained by phoning us on (01243) 534571. All information will be made publicly available.

Please provide any site details to us by Friday 9th May.

It should be emphasised that the Strategic Housing Land Availability Assessment will be a technical study and not a policy document. Decisions on which sites should be brought forward for development will be determined through the Local Development Framework process, the Strategic Housing Land Availability Assessment being only one input to this. In addition, the consideration of sites in the study will not prejudice the normal planning application process.

Planning Policy
Chichester District Council
1 East Pallant
Chichester
West Sussex
PO19 1TY
Email: ldf@chichester.gov.uk

Caroline West
01243 534715
e-mail: cwest@chichester.gov.uk

CW/20.40.44

02 April 2008

Dear Councillor,

Chichester District Strategic Housing Land Availability Assessment

This letter is to inform you that the Planning Policy team is undertaking a detailed study known as a Strategic Housing Land Availability Assessment. This study is required by Government planning policy guidance and will assist the Council in the work to prepare the Local Development Framework. The new Local Development Framework will provide the District Council's part of the framework for planning for housing and other development across the District over the period to 2026.

The Strategic Housing Land Availability Assessment is one of a number of background studies undertaken to help in the production of the Local Development Framework documents, such as the Employment Land Review, Assessment of Community Facilities and Strategic Flood Risk Assessment among others.

The Strategic Housing Land Availability Assessment will replace the Urban Potential Study undertaken by the Council in 2006, which identified possible housing sites within existing settlement policy areas. The new study will assess sites with potential to accommodate 5 or more dwellings both in and beyond existing settlement boundaries.

The Council's priority will be to meet as much of the housing requirement on previously developed land, however, we are required to look at a wider remit that takes account of the likely need for greenfield sites to meet the District's future housing requirements. It should be emphasised that the Strategic Housing Land Availability Assessment will be a technical study and not a policy document. Decisions on which sites should be brought forward for development will be determined through the Local Development Framework process. In addition, the consideration of sites in the study will not in any way prejudice the normal planning application process. The production of the Strategic Housing Land Availability Assessment will lead to a greater understanding about the availability and suitability of land in the District, this in turn will help us develop the most appropriate policies in the Local Development Framework to produce the best outcomes for the District.

You will find attached the letter for your interest that will be sent out by the 14th April to a wide range of landowners, developers, agents, Parish Councils, and other stakeholders with knowledge of and interests in the area, requesting details of any site(s) they may know about or wish to put forward for consideration. We will be including a Site Assessment Form covering key site details, including existing uses, ownership and known constraints. Over recent years a large number of sites have been identified by officers as well as others have been suggested to the Council, which will be included in the study. It is not expected that a large number of new sites will be put forward during the consultation period, when anyone can put forward sites to be considered in the study. However, this is an important exercise to make sure the Council are aware of all potential sites in the District.

Once details of all possible sites have been assembled, we will be undertaking detailed assessment to determine which sites might potentially be suitable for housing development in terms of planning constraints and sustainability objectives, and deliverable in terms of viability and market factors.

If you have any questions about the study or have any information relevant to the work, please do not hesitate to contact me by telephone on (01243) 534715 or by email at cwest@chichester.gov.uk.

Yours faithfully

Caroline West
Assistant LDF Project Leader

Caroline West
01243 534715
e-mail: cwest@chichester.gov.uk

CW/20.40.44

02 April 2008

Dear Parish Clerk,

Chichester District Strategic Housing Land Availability Assessment

This letter is to inform you that the Planning Policy team is undertaking a detailed study known as a Strategic Housing Land Availability Assessment. This study is required by Government planning policy guidance and will assist the Council in the work to prepare the Local Development Framework. The new Local Development Framework will provide the District Council's part of the framework for planning for housing and other development across the District over the period to 2026.

The Strategic Housing Land Availability Assessment is one of a number of background studies undertaken to help in the production of the Local Development Framework documents, such as the Employment Land Review, Assessment of Community Facilities and Strategic Flood Risk Assessment among others.

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You will find attached the letter that will be sent out by the 14th April to a wide range of landowners, developers, agents, yourselves and other Parish Councils, and other stakeholders with knowledge of and interests in the area, requesting details of any site(s) they may know about or wish to put forward for consideration. We will be including a Site Assessment Form covering key site details, including existing uses, ownership and known constraints. Over recent years a large number of sites have been identified by officers as well as others have been suggested to the Council, which will be included in the study. It is not expected that a large number of new sites will be put forward during the consultation period, when anyone can put forward sites to be considered in the study. However, this is an important exercise to make sure the Council are aware of all potential sites in the District.

So that you are able to start thinking about possible sites you may wish us to consider in the study, I am included the letter and site assessment form going out to those people listed above to yourselves and other Parish Councils. This gives you a further week to consider if there are sites you may wish us to include in the study that may not have been identified by us or put forward to the Council in recent years.

Once details of all possible sites have been assembled, we will be undertaking detailed assessment to determine which sites might potentially be suitable for housing development in terms of planning constraints and sustainability objectives, and deliverable in terms of viability and market factors.

If you have any questions about the study or have any information relevant to the work, please do not hesitate to contact me by telephone on (01243) 534715 or by email at cwest@chichester.gov.uk.

Yours faithfully

Caroline West
Assistant LDF Project Leader

APPENDIX 3

SHLAA Sites not included in the Final Assessment

SHLAA ID	Address	Settlement
Sites Discounted as settlement has no Settlement Policy Area		
CT08363	Charlton Sawmills	Charlton
CT08364	Vale Forge	Charlton
CT08395	Land south of Charlton Road	Charlton
CT08362	Land at 19-20 Charlton	Charlton
CT08364	Charlton Farm	Charlton
CD08379	Land south of the Cherry Trees	Chidham
CD08380	Land south of Little Den	Chidham
CG08367	Land at Stone Cottage	Chilgrove
CG08368	Land west of the Stables	Chilgrove
EA08369	Bulbecks Field	East Ashling
EA08370	Southwood	East Ashling
ED08381	Land at Manor Farm House	East Dean
ED08382	Land east of Manor Farm House	East Dean
ED08383	Land south of Chapel Row	East Dean
ED08384	Land south of Butcher's lane	East Dean
ED08385	Droke Farm	East Dean
ED08386	Land north of Droke Lane	East Dean
ED08387	Land west of Main Road	East Dean
HK08343	Land west of Park Cottage	Halnaker
HK08344	Land south of Halnaker House	Halnaker
HK08352	Land south of Coal Yard	Halnaker
HK08353	Land at the Anglesey Arms	Halnaker
HK08355	46-47 Stane Street	Halnaker
HK08355	Land north of Stane Street	Halnaker
LG08372	Land south of the Rectory	Lurgashall
PL08121	North of Dunsfold & West of the Street	Plaistow
PL08122	Land north of Dunsfold Road	Plaistow
PL08123	Land northeast of Plaistow School	Plaistow
PL08124	Land at Nell Ball	Plaistow
PL08125	Land at Lyons Farm	Plaistow
PL08126	Land south of Sunnymead	Plaistow
PL08127	Land at Brooklands Farm, Dunsfold Road	Plaistow
PL08128	Ashpark Brick Works	Plaistow
RK08279	Land east of the Two Counties Pub	Rake
RK08394	Land at Court Barn	Rake
SI08376	Land east of St Mary's	Sidlesham
SI08377	Poultry Farm	Sidlesham
WD08341	Land at Singleton Station Yard	West Dean
WN08373	Former Civil Defence Site	Westerton
WN08374	Westerton Farm	Westerton
WN08375	Land east of Strettington Lane, Strettington	Westerton

Discounted due to site being less than 0.15ha

SHLAA ID	Site address	Area in hectares	Settlement
BB08191	Garages at Barnside	0.08844	Broadbridge
BB08201	The Telephone Exchange	0.13247	Broadbridge
BO08192	Garages at Cambria Close	0.03298	Bosham
BP08342	Land south of Fair oak Cottages	0.14028	Bepton
BX08116	64 and 65 The Street	0.14718	Boxgrove
BX08117	Land west of the Community Centre	0.07466	Boxgrove
BX08118	26-32 St Blaise's Road	0.13402	Boxgrove
BX08119	27-33 St Blaise's Road	0.10813	Boxgrove
CC08237	Garage site at Conduit Mead	0.10730	Chichester
CC08238	Garage site at Cullum Close	0.06406	Chichester
CC08240	Garage site at Hannah Square	0.05122	Chichester
CC08241	Garage site at Millfield Close	0.04274	Chichester
CC08243	Garage site at Tenacre Close	0.04418	Chichester
CC08244	Garage site at Tozer Way	0.09133	Chichester
CH0811	Land at Hill Farm	0.10239	Camelsdale and Hammer
CH0814	28-32 Camelsdale Road	0.09295	Camelsdale and Hammer
CK08356	Garage Site, The Croft	0.08821	Cocking
CT08362	Land north of Charlwood	0.13762	Charlton
ED08388	Land north of Charlton Road	0.12350	East Dean
EWBR08267	Land Between 25 & 27 Shore Road	0.13381	East Wittering and Bracklesham
EWBR08268	186 Stocks Lane, Bracklesham	0.10694	East Wittering and Bracklesham
FB08277	Land north of Rothley Cottage	0.05170	Fishbourne
FH0823	Garages at Old Glebe	0.06491	Fernhurst
FW0831	Garages at Greatpin Croft	0.08604	Fittleworth
HK08354	48-49 Stane Street	0.14114	Halnaker
KD0840	Land at the Workshop	0.13671	Kirdford
LV08108	East Lavant Cottage	0.14188	Lavant
LV08109	Land north of Shop Lane	0.06201	Lavant
LV08110	Land south of Shop Lane	0.02998	Lavant
LV08111	Lower Road car park	0.10636	Lavant
LV08112	Land north of Lower Road	0.07152	Lavant
LV08113	26 and 27 Lower Road	0.14399	Lavant
LV0850	54 and 55 Grey Tiles	0.13482	Lavant
MIEB08167	Land south of Hurstwood Court	0.13558	Midhurst and Easebourne
MIEB0862	Garages at Taylors Field	0.06251	Midhurst and Easebourne
MIEB0863	Garages at New Road	0.05556	Midhurst and Easebourne
MIEB0873	Land north of the Cowdray Estate Yard	0.12051	Midhurst and Easebourne
MIEB8107	Land to the rear of Snowhill Cottages	0.14053	Midhurst and Easebourne
NC0885	Garages at Luffs Meadow	0.03750	Northchapel
NC0886	Land east of 35 Luffs Meadow	0.03455	Northchapel
NMRC08289	Garages at Fletchers Place	0.03718	North Mundham and Runcton
NMRC08297	Land east of Brook Cottage	0.07502	North Mundham and Runcton
PL08120	Land south of Ashfield	0.08174	Plaistow
PW08100	Garages west of 30 Martlett Road	0.07546	Petworth
PW08101	Garages west of 2 Pound Close	0.08197	Petworth
PW08102	Garages west of South Grove	0.05637	Petworth
PW08103	Garages east of the Fire Station	0.08733	Petworth
RG08128	Land at Parsonage Estate	0.09992	Rogate
RG08134	Garages south of 52 Parsonage Estate	0.11331	Rogate
SE08358	Land south of the Old Rectory	0.25000	Singleton
SY08313	Garages at Broomfield Road	0.12418	Selsey
TG08326	Garages at Hearn Close	0.03699	Tangmere
WB08145	Garages at Mill Road	0.07931	Westbourne
	1 - 10 Portfield Place	0.13701	Chichester
	St Winifred's Place	0.11369	Selsey

APPENDIX 4

SHLAA Sites - Detailed Assessment

Table indicating the settlement with the Prefix used in the SHLAA

Settlement	Prefix
Birdham	BI
Bosham	BO
Boxgrove	BX
Broadbridge	BB
Bury	BY
Camelsdale and Hammer	CH
Chichester	CC
East Wittering and Bracklesham	EWBR
Fernhurst	FH
Fishbourne	FB
Fittleworth	FW
Graffham	G
Hambrook	HB
Hermitage	HT
Hunston	HN
Ifold	IF
Kirdford	KD
Lavant	LV
Loxwood	LX
Midhurst and Easebourne	MIEB
North Mundham and Runcton	NMRC
Northchapel	NC
Nutbourne	NB
Petworth	PW
Rogate	RG
Selsey	SY
Singleton	SE
South Harting	SH
Southbourne	SB
Stedham and Iping	SJ
Tangmere	TG
West Ashling	WA
West Wittering	WW
Westbourne	WB
Westhampnett	WH
Wisborough Green	WG

Chichester District Strategic Housing Land Availability Assessment 2010

SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
BI08168	Land north of Birdham Straight	Birdham	0.94		26			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).
BI08169	Land at St Martins Cottage	Birdham	1.47		40			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie

Chichester District Strategic Housing Land Availability Assessment 2010

SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
									post 2015, or post 2020).
BI08170	Land east of Birdham	Birdham	2.92		70			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020). This site would be brought forward with BI08168.
BI08171	Land at Birdham Fruit Farm	Birdham	1.42			34		11-15 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
									Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020). Site would need to be brought forward together with site BI08169.
BI08172	Land north of Cowdray Nursery	Bosham	0.66					No Potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
BI08173	Land at Richardsons Nursery	Bosham	2.30					No Potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
BI08174	Land at Beaver Lodge	Bosham	0.61					No Potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
BI08175	Kelly's Nursery	Bosham	1.00					No Potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
BI08176	Land at Rowan Nursery	Bosham	1.01		30			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
									in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).
BI08177	Land at Common Piece	Bosham	0.30					No Potential	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).

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				2010-2015	2015-2020	2020-2025	2025+		
BI08178	Land south of Church Lane	Bosham	2.13		38			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).
BI08179	Land south of Seldens	Bosham	0.35					No Potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
BI08180	Land at Seldens, Bell Lane	Bosham	1.41					No Potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
BI08181	Land South of Main Road Birdham	Bosham	2.27					No Potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
BI08183	Land at Tawney Nurseries	Bosham	3.18					Potential but delivery unknown	This site has potential but only in conjunction with surrounding sites.
BI08184	Long Meadow, Birdham Straight House & plot to SW	Bosham	1.28	27				1 - 5 years	Site is in the existing built up area boundary and has current planning permission.

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				2010-2015	2015-2020	2020-2025	2025+		
BI0902	Land north of Tawny Nursery	Bosham	2.05		66			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).
BO08185	Land at Dolphin House Delling Lane	Bosham	0.32		7			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
									post 2015, or post 2020).
BO08186	Southfield, Delling Lane	Bosham	0.92					No Potential	This site has no potential as it abuts a site adjacent to a SPA, which would need to be developed and the current occupiers would need relocating.
BO08188	Land east of Taylor's Lane	Bosham	11.99		384			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).

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				2010-2015	2015-2020	2020-2025	2025+		
BO08189	Land at Crede Farm	Bosham	0.76		18			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).
BO08190	Burnes Shipyard	Bosham	0.68					Potential but delivery unknown	This site has limited potential due to sensitivity and constraints, and will require a further assessment.
BO08193	Land adjacent Southwater	Bosham	0.26					No Potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
BO08402	Land at Green Acre	Bosham	0.18					Likely to fall below SHLAA threshold	Site is within the built up area boundary and has potential for development, but number of dwellings achievable likely to fall below SHLAA threshold.
BX0801	Boxgrove Primary School	Boxgrove	1.18					No potential	Site is outside the existing built up area boundary and development would involve the relocation or replacement of an existing community facility.

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				2010-2015	2015-2020	2020-2025	2025+		
BX0802	Land north of Boxgrove Primary School	Boxgrove	13.52					No potential	The site is unsuitable as it does not relate well to existing settlement boundary and the part of site adjacent to existing built-up area falls mainly within Flood Zone 3.
BX0803	Land south of Crouch Cross Lane	Boxgrove	1.48					No potential	This site has limited potential as the majority of the site is within Flood Zones 2 and 3
BX0804	Land west of Priors Acre	Boxgrove	2.75					Potential but delivery unknown	This site has limited potential as the half the site is within Flood Zones 2 and 3, and the developable area is isolated from the existing settlement.
BX0805	Land west of The Street	Boxgrove	0.76					No potential	This site has limited potential as the majority of the site is within Flood Zones 2 and 3.
BX0806	Land east of The Street	Boxgrove	2.12					No potential	This site is unsuitable as it is a stand alone site, isolated from the settlement and much of site falls within Flood Zone 3.
BB08194	Land south of Walton House	Broadbridge	1.26					No Potential	The site is unsuitable as it is isolated from the settlement.
BB08195	Highgrove Farm	Broadbridge	15.08		265			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
									post 2015, or post 2020). However a further assessment would be needed as to whether the whole site would need to be developed.
BB08196	The French Gardens	Broadbridge	6.24					No potential	The site is unsuitable as it is separated from the existing built-up area by the railway line and would not relate well to the existing settlement
BB08197	Swan Field	Broadbridge	11.74			205		11-15 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site <i>could</i> be suitable for housing development in the 2nd

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
									or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020). However a further assessment would be needed as to whether the whole site would need to be developed. This site has potential but only in conjunction with surrounding sites.
BB08198	Bullock Barn	Broadbridge	0.34			8		11 -15 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site <i>could</i> be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020). However a further assessment would be needed as to whether

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
									the whole site would need to be developed. This site has potential but only in conjunction with surrounding sites.
BB08199	Cricket Ground	Broadbridge	1.12					No Potential	Site is outside the built up area boundary of Broadbridge and development would involve the loss of public open space.
BB08200	Land south of the Old Bridge	Broadbridge	0.76					No Potential	The site is unsuitable as it is entirely in Flood Zones 2 and 3 and isolated from the settlement.

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
BB08204	Railway Arch	Broadbridge	1.59		7			6-10 years	A small part of the site adjacent to the built-up area boundary may have potential, the remainder falls within Flood Zones 2 and 3. This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020). However a further assessment would be needed as to whether the whole site would need to be developed. This site has potential but only in conjunction with surrounding sites.
BY08365	Bury Glebe	Bury	2.64					No potential	This site is unsuitable at the present time due to sensitivity and access constraints, and other sites are more suitable.

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				2010-2015	2015-2020	2020-2025	2025+		
BY08366	Land east of Coombe Crescent	Bury	1.40			21		11-15 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).
BY08414	Land at Jolyons	Bury	0.57		14			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
									post 2015, or post 2020).
CH0807	Land at Hammerwood	Camelsdale & Hammer	0.45					No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
CH0808	Land north of Old Hatch Cottage	Camelsdale & Hammer	1.14					No potential	This site has limited/no potential due to topography, ecological and flood constraints, and would require a further assessment
CH0809	Land west of The Mill Tavern	Camelsdale & Hammer	3.86					No potential	This site is unsuitable as it is a stand alone site, isolated from a settlement, and has many physical constraints.
CH0810	Land at Sturt Meadow Cottages	Camelsdale & Hammer	2.83					No potential	This site has no potential due to topography, access and physical constraints.
CH0812	Land south of Haslemere Sawmills	Camelsdale & Hammer	2.87					No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
CH0813	land west of Woodlands	Camelsdale & Hammer	0.45					No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
CH0815	Camelsdale Recreation Ground	Camelsdale & Hammer	4.31					No potential	Site adjoins the existing built up area boundary, however development would involve the loss of valuable open space and site has physical and ecological constraints.
CH0816	Land south of Linchmere Road	Camelsdale & Hammer	4.27					No potential	This site has no potential due to topography and other physical constraints.

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				2010-2015	2015-2020	2020-2025	2025+		
CH0817	Land north of Copse Road	Camelsdale & Hammer	1.47					No potential	This site has no potential as not well related to settlement and has physical constraints
CH0818	Land south of Springhead	Camelsdale & Hammer	2.53					No potential	This site has no potential due to topography and other physical constraints.
CH0819	Land west of Hammer Lane	Camelsdale & Hammer	2.22					No potential	This site has no potential due to topography and other physical constraints.
CH0820	Land at Sturt Avenue	Camelsdale & Hammer	0.77					No potential	This site has no potential due to ecological and flood constraints
CH0821	Land south of Hammerhill	Camelsdale & Hammer	4.46					No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
CH0822	Tennis courts at Blue Anchor House	Camelsdale & Hammer	0.20					No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
CC08254	Hunters Rest, Lavant Road	Chichester	2.38		75			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2016, or post 2020).
CC08182	Land east of Donnington	Chichester	45.41					No potential	The site is unsuitable as this is a potential minerals site and further work would need to be undertaken.

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				2010-2015	2015-2020	2020-2025	2025+		
CC08204	Land north of Marchwood	Chichester	9.24		294			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2016, or post 2020).
CC08206	Land west of Donnington Business Park	Chichester	0.20		8			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2016, or post 2020).

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				2010-2015	2015-2020	2020-2025	2025+		
CC08207	Crouchers Farm	Chichester	1.94					No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
CC08208	Westside House	Chichester	1.17					No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement. It is also within Flood Zone 3.
CC08209	South west of Chichester	Chichester	100.78		750	500		To be phased over the plan period	Site has potential for development, however, further work on the Core Strategy is required.
CC08210	North east Chichester	Chichester	116.27		750	750		To be phased over the plan period	Site has potential for development, however, further work on the Core Strategy is required.
CC08212	West of Chichester	Chichester	139.57		750	750	500	To be phased over the plan period	Site has potential for development, however, further work on the Core Strategy is required.
CC08213	Tarmac	Chichester	39.10		750	250		To be phased over the plan period	Site has potential for development, however, further work on the Core Strategy is required.
CC08214	Land south of Shopwyke Road	Chichester	39.72					No potential	This site has limited potential and will require a further assessment.

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				2010-2015	2015-2020	2020-2025	2025+		
CC08215	Land east of Peacock Close	Chichester	1.37		36			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2016, or post 2020).
CC08239	Garage site at Green Lane	Chichester	0.22	9				1-5 years	Site is within the built up area boundary of Chichester and has potential for development.
CC08242	Garage site at St James Square	Chichester	0.23					Site developed	Site developed
CC08246	18 Lavant Road	Chichester	0.27	8				1-5 years	Site is within the built up area boundary of Chichester and has potential for development.
CC08247	10 Fishbourne Road East	Chichester	0.34					Site developed	Site developed
CC08248	28 Kings Avenue and land rear of 28 Kings Avenue	Chichester	0.27	6				1-5 years	Site is within the built up area boundary of Chichester and has potential for development.
CC08249	Former Petrol Filling Station & 3 Birdham Road	Chichester	0.30	10				1-5 years	Site is within the built up area boundary of Chichester and part of site has current planning permission.

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				2010-2015	2015-2020	2020-2025	2025+		
CC08250	Land between 79 & 80 St Pancras	Chichester	0.19	11				1-5 years	Site is within the built up area boundary of Chichester and has potential for development.
CC08251	Post Office Sorting Office	Chichester	0.37					potential but delivery unknown	Site is within the built up area boundary of Chichester, however the current occupier would need relocating.
CC08252	Hay Road Allotments	Chichester	1.15	60				1-5 years	Site is within the built up area boundary of Chichester and has planning permission.
CC08253	Osborne House, Stockbridge Road	Chichester	0.62	86				1-5 years	Site is within the built up area boundary of Chichester and has planning permission.
CC08255	Land north of Summersdale Court	Chichester	0.65		20			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2016, or post 2020).
CC08256	Windmill Smallholdings	Chichester	0.41	16				1-5 years	Site is within the built up area boundary of Chichester and has potential for development.
CC08257	Land south of Southfields Close	Chichester	6.32		202			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of

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				2010-2015	2015-2020	2020-2025	2025+		
									development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2016, or post 2020).
CC08258	Playing field at Central School	Chichester	1.02					No potential	Site is within the built up area boundary of Chichester, however development would involve the loss of open space.
CC08259	Land at Westgate roundabout	Chichester	0.22					1-5 years	Site is within the built up area boundary and may have potential for development, but number of dwellings achievable likely to fall below SHLAA threshold.
CC08260	Land west of Frederick Road	Chichester	1.06		34			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
									refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2016, or post 2020).
CC08293	Former Drayton Manor Landfill Site	Chichester	23.16					No potential	This site has limited potential and will require a further assessment.
CC08297	Land south of Winterbourne Road	Chichester	4.14	154				Site is under construction	Site is under construction
CC08397	Roussillon Barracks	Chichester	10.92	230	60			1-5 years and 6-10 years	Site is within the built up area boundary of Chichester and has potential for development.
CC08398	Garages behind 28 Exton Road	Chichester	0.17	8				1-5 years	Site is within the built up area boundary of Chichester and has potential for development.
CC08399	Former Chichester High School for Girls	Chichester	1.12	99				1-5 years	Site has planning permission.
CC08400	East Walls and Shippams Social Club	Chichester	0.70	72				1-5 years	Site is under construction
CC08401	Shippams Factory	Chichester	0.72	72				1-5 years (72 units remaining)	Site is under construction
CC08406	Chichester Bus Garage	Chichester	0.83					potential but delivery unknown	Site is within the built up area boundary of Chichester, however the current occupier would need relocating.
CC08407	Graylingwell	Chichester	75.41	569	27			1-5 years and 6-10 years	Site is under construction

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
CC08412	Land at St Pancras	Chichester	0.25					potential but delivery unknown	Site is within the built up area boundary of Chichester, however the current occupier would need relocating.
CC08417	Lower Turnpike Nursery	Chichester	1.72					No potential	The site is unsuitable as it is a stand alone site and although well connected to Chichester is disjoined by the A259 and Fishbourne roundabout.
CC08418	Lansdowne Nursery	Chichester	2.92					No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
CC0903	WSCC Depot	Chichester	3.11					No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
	CHIC025 81 And 91 Spitalfield Lane		0.21					Site developed	Site developed
EWR08216	Land at Bracklesham Lane	East Wittering & Bracklesham	42.58		750	612		6-10 and 11-15 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).
EWR08217	Land at Briar Avenue	East Wittering & Bracklesham	0.57					No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
EWBR08218	Land north of Chaucer Drive	East Wittering & Bracklesham	2.47		79			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).
EWBR08219	Land west of Church Road	East Wittering & Bracklesham	11.78					No potential	This site is unsuitable at the present time, as it abuts a site adjacent to a Settlement Policy Area, which would need to be developed.
EWBR08220	Land south of Clappers Lane	East Wittering & Bracklesham	9.27					No potential	This site is unsuitable at the present time, as it abuts a site adjacent to a SPA, which would need to be developed.

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
EWBR082 21	Land south of Clappers Lane	East Wittering & Bracklesham	7.99			255		11-15 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).
EWBR082 22	Land north of Grassmere	East Wittering & Bracklesham	0.40					No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
EWBR082 23	Land south of Grassmere	East Wittering & Bracklesham	0.90					No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
EWBR082 24	Sunlands	East Wittering & Bracklesham	0.23	7				1 - 5 years	Site is within the existing built up area boundary and may have potential for development, although number of dwellings achievable may fall below SHLAA threshold.
EWBR082 62	Piggery Hall Depot	East Wittering & Bracklesham	0.40					No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
EWBR082 63	Land at Scotts Farm Caravan Site	East Wittering & Bracklesham	6.08					Potential but delivery unknown	The site may have potential but development but is currently in active use
EWBR082 64	Land at East Wittering County	East Wittering & Bracklesham	0.62					No potential	Development of site would involve loss of existing playing field which would need to be

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
	Primary School								relocated.
EWBR08265	Martletts, Peerley Road	East Wittering & Bracklesham	0.23	6				1 - 5 years	Site is within the existing built up area boundary and has potential for development, subject to resolution of flooding issues.
EWBR08301	Land west of St Annes Church	East Wittering & Bracklesham	0.19					1 - 5 years	Site is within the existing built up area boundary and may have potential for development, but number of dwellings achievable likely to fall below SHLAA threshold.
EWBR08336	Land north of the Lively Lady	East Wittering & Bracklesham	0.16	8				1 - 5 years	Site is within existing built up area boundary and has planning permission
FH0824	Land at Cooksbridge	Fernhurst	1.36					No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
FH0825	Chase Manor Farm	Fernhurst	3.35			50		11-15 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).

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				2010-2015	2015-2020	2020-2025	2025+		
FH0826	Land at Fernhurst Glebe	Fernhurst	2.53		11			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).
FH0827	Land at Hawksfold	Fernhurst	2.01		30			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
									post 2015, or post 2020).
FH0828	Lower Nappers Farm		0.44		11			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).
FH0829	Woodlands, Vann Common	Fernhurst	2.32					No potential	This site is unsuitable at the present time, as it abuts a site adjacent to a SPA, which would need to be developed.

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				2010-2015	2015-2020	2020-2025	2025+		
FB08225	West of Fishbourne	Fishbourne	54.64		750	200		6-10 and 11-15 years	Site has potential for development, however, further work on the Core Strategy is required.
FB08226	Land rear of South Barn	Fishbourne	0.34					No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
FB08227	Land at Clay Lane	Fishbourne	0.96					No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
FB08228	Land north of Clay Lane	Fishbourne	0.90					No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
FB08229	Land north of Fishbourne Road West	Fishbourne	1.91					No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
FB08230	Land east of Mosse Gardens	Fishbourne	3.00		96			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).
FB08270	Land to the rear of 11 Newport Drive	Fishbourne	0.34					Site developed	Site developed

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				2010-2015	2015-2020	2020-2025	2025+		
FB08271	Land at Salthill Road	Fishbourne	0.64	20				1-5 years	Site is adjacent to the existing built up area and has current planning permission
FB08272	Land at Fishbourne Roman Palace	Fishbourne	1.10					Potential but delivery unknown	This site has potential and will require a further assessment. This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020)
FB08273	Land at Deeside Avenue	Fishbourne	1.49		48			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
									of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).
FB08274	Land to rear of 69 Fishbourne Road	Fishbourne	0.70		22			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).
FB08275	Land west of Clay Lane	Fishbourne	3.67					No potential	This site is unsuitable at the present time, as it abuts a site adjacent to a Settlement Policy Area, which would need to be developed.

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				2010-2015	2015-2020	2020-2025	2025+		
FB08276	Land north of Clay Lane	Fishbourne	1.19	50				1-5 years	Site is adjacent to the existing built up area of Fishbourne and has current planning permission
FB08278	Land west of Portsmouth Water Company	Fishbourne	1.21					No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
FB08281	land north of Godwin Way	Fishbourne	0.80		26			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).
FW0830	The Bowling Green	Fittleworth	0.69					No potential	This site is unsuitable as it is a stand alone site, isolated from a settlement.
FW0832	Land at Fleet Cottage	Fittleworth	1.07		16			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
									countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).
FW0833	Land at Upper Street	Fittleworth	2.83		79			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).

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				2010-2015	2015-2020	2020-2025	2025+		
FW0834	Land at Dunrovin	Fittleworth	1.10		20			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).
G0835	Land north of Popple Hill Cottage	Graffham	1.11					Potential but delivery unknown	This site has limited potential and will require a further assessment with regard to development of the entire site.
G0836	Land east of Guillods Cottages	Graffham	0.42		13			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
									of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).
G0837	Land to the rear of the Almhouses	Graffham	1.07					Potential but delivery unknown	This site has limited potential and will require a further assessment with regard to access
HB08390	Wakeford's Field	Hambrook	3.57					Potential but delivery unknown	This site has potential and will require a further assessment with regard to development of all the site and coalescence with Nutbourne
HB08391	Land to the rear of 30 The Avenue	Hambrook	0.73	22				1-5 years	Site is mainly outside the built up area boundary, but has outline planning permission
HB08415	Land north of Aviary Close	Hambrook	1.23		39			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site <i>could</i> be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).

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				2010-2015	2015-2020	2020-2025	2025+		
HB08420	Land east of Aviary Close	Hambrook	9.42					Potential but delivery unknown	This site has potential and will require a further assessment with regard to development of all the site. This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).
HT08231	Land south of 46 Main Road	Hermitage	5.75			138		11-15 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
									boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).
HT08280	Land north east of the Hermitage	Hermitage	0.68		22			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).
HT08282	Morcumb Mobile Home Park	Hermitage	1.49					Potential but delivery unknwn	Potential but delivery unknown as site currently occupied by existing caravan park would require relocation of current occupier
HT08283	Land at Wayside Cottage	Hermitage	0.66					No Potential	This site is unsuitable at the present time, as it abuts a site adjacent to a SPA, which would need to be developed.
HT08284	Land north of Woodfield Park Road	Hermitage	1.34					Potential but delivery unknwn	This site has limited potential and will require a further assessment with regard to the landscape constraint.

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				2010-2015	2015-2020	2020-2025	2025+		
HT08337	Land north of Woodfield Park Road	Hermitage	5.37			172		11-15 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).
HN08232	Land north of Foxbridge Drive	Hunston	0.46		18			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
									post 2015, or post 2020).
HN08233	Reedbridge Farm	Hunston	0.71					No Potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
HN08234	Land south of Carmelite Convent	Hunston	3.68					No Potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
HN08235	Land south of Reedbridge Farm	Hunston	0.56					Potential but delivery unknown	This site is unsuitable at the present time, as it abuts a site adjacent to a SPA, which would need to be developed.
HN08236	Land north of 10 Oak View	Hunston	1.12		36			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).
HN08245	Land east of Foxbridge Drive	Hunston	2.72					Potential but delivery unknown	This site is unsuitable at the present time, as the site has no means of direct access.
HN08285	Land south of Meadow Close	Hunston	6.57		210			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
									provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020). This site has potential and will require a further assessment with regard to the amount of the site that would be developed
HN08286	Land east of Meadow Close	Hunston	2.75		88			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
									post 2015, or post 2020). This site has potential and will require a further assessment with regard to the amount of the site that would be developed
HN08287	Land at the corner of Church Lane and Main Road	Hunston	1.35					No Potential	This site has no potential as it is entirely within Flood Zones 2 and 3.
HN08288	Hunston Dairy Farm	Hunston	6.36					No Potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
IF08371	Land south of Barnwood	Ifold	2.02					No potential	This site is unsuitable at the present time due to its sensitivity and potential loss of ancient woodland.
IF08416	Land south of Foxbridge Cottage	Ifold	7.98					No potential	This site is unsuitable at the present time due it relationship to the settlement

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
KD0838	Land at Townfield	Kirdford	3.09		99			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).
KD0839	Land north of Kirdford Growers	Kirdford	2.50			80		11-15 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
									post 2015, or post 2020).
KD0841	Land North of the School (north of Ellington)	Kirdford	0.24		7			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).
KD0842	Pennygate & The Old Creamery	Kirdford	0.27					No potential	The site is outside the existing built up area boundary and the current occupier would need relocating.
KD0843	Land at Brookside	Kirdford	0.25					Likely to fall below SHLAA threshold	Unlikely to deliver 6 or more dwellings due to site constraints, therefore discounted from SHLAA.
KD0844	Land at Kirdford Growers	Kirdford	2.44					Site developed	Site developed

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
KD0845	Land east of Kirdford Growers	Kirdford	1.94			62		11-15 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).
LV08114	Church Farm	Lavant	0.51					No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
LV08115	Parker's Stables	Lavant	2.46					No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
LV08205	Land at Lavant Primary School	Lavant	6.16		185			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
									refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).
LV08423	The Cottage	Lavant	0.53					No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
LV0846	Land east of Churchmead Close	Lavant	1.22		29			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).
LV0847	Land at Pook Lane	Lavant	5.65					Potential but delivery unknown	The site has potential however further assessment would be needed regarding impact on the potential coalescence of Mid Lavant and East Lavant
LV0848	Land at Meadow Lodge	Lavant	0.89					Site developed	Site developed
LV0849	Land south of the Primary School	Lavant	4.08					No potential	The site has no direct access except through the development of site LV08205

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
LV0851	Land north of Potnore	Lavant	0.65		21			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).
LV0852	Allotments gardens	Lavant	0.99					Potential but delivery unknown	The site has potential however further assessment would be needed regarding loss of the allotments
LV0853	Garages at Gaston Way	Lavant	0.15					1-5 years (housing yield falls below SHLAA threshold)	Site is in the existing built up area and has planning permission for 3 dwellings. Therefore falls below threshold for this study.
LV0854	Land east of Lavant Down Road	Loxwood	4.09					No potential	This site has no potential as the site is entirely in Flood Zones 2 and 3
LX08403	Land at Hall Hurst Farm, The Parade	Loxwood	0.20	4				Site is under construction	Part of site is under construction - see site LX0861

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
LX08410	Loxwood Primary School	Loxwood	0.83					No potential	Site is within the existing built up area boundary, but is considered unsuitable for housing as this would require relocation or replacement of an existing community facility.
LX0855	Conifer Nursery	Loxwood	4.40					No potential	Site is outside the existing built up area boundary and the current occupier would need relocating.
LX0856	Land north of Little Garton	Loxwood	0.67		17			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).
LX0857	Land south of Loxwood Place Farm	Loxwood	1.22					Potential but delivery unknown	This site is unsuitable at the present time, as it abuts a site adjacent to a SPA, which would need to be developed.
LX0858	Loxwood North Hall	Loxwood	1.45					No potential	Site is outside the existing built up area boundary, but is considered unsuitable for housing as developable part of site is separated from built-up area boundary by village hall which would need to be

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
									relocated.
LX0859	Chapel Corner House	Loxwood	0.34					No potential	This site has limited potential and will require a further assessment with regard to the financial viability when others sites have more potential.
LX0860	Land south of Farm Close	Loxwood	2.69					Potential but delivery unknown	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020). Further assessment would be needed as to how much of the site would be required. Flood Zones 2 and 3 divide the site.
LX0861	Land at Hall Hurst Farm	Loxwood	0.83	16				Site is under construction	Site is under construction
MIEB08393	Land to rear 1-8 St Richard's Flats, Midhurst	Midhurst & Easebourne	0.28	8				1-5 years	Site is within existing built up area boundary and has potential for development.

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				2010-2015	2015-2020	2020-2025	2025+		
MIEB0864	Land at 84, 84a and 86 Elmleigh, Midhurst	Midhurst & Easebourne	1.38	55				1-5 years	Site is within existing built up area boundary and has potential for development.
MIEB0865	Allotments west of Easebourne Lane	Midhurst & Easebourne	0.58		23			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).
MIEB0866	Cowdray Estate Yard	Midhurst & Easebourne	1.10					Potential but delivery unknown	This site is unsuitable at the present time, as it abuts a site adjacent to a SPA, which would need to be developed.
MIEB0867	Rotherfield	Midhurst & Easebourne	2.61					No potential	Site is outside the built up area boundary of Midhurst and development would involve the loss of open space.
MIEB0868	Midhurst Grammar School	Midhurst & Easebourne	8.82					Dependent on relocation of existing occupier	The site falls partly within the SPA and partly outside. Development of whole site would depend on relocation of current occupier.

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				2010-2015	2015-2020	2020-2025	2025+		
MIEB0869	Land south of Barlavington Valley (south site)	Midhurst & Easebourne	4.10			82		11-15 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).
MIEB0870	Land south of Barlavington Valley (north site)	Midhurst & Easebourne	0.81		19			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
									post 2015, or post 2020).
MIEB0871	Midhurst - Holmbush Caravan Park	Midhurst & Easebourne	5.03	85				1-5 years	This is a Local Plan allocation which recently received planning permission for housing.
MIEB0872	Forest Road, Midhurst	Midhurst & Easebourne	0.81	Site developed	Site developed	Site developed	Site developed	Site developed	Site developed
MIEB0874	Sports field Easebourne School	Midhurst & Easebourne	0.79					No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement
MIEB0875	Land south of The Royal Oak	Midhurst & Easebourne	2.01					No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement
MIEB0906	King Edward VII Hospital	Midhurst & Easebourne		262				1-5 years	Large stand alone site isolated from a settlement, but already has planning permission for housing development
NMRC08290	Land south of Stoney Meadow Farm	North Mundham & Runcton	0.74					No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement by the abandoned Chichester and Arundel Canal

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
NMRC08292	Land east of Palmers Place	North Mundham & Runcton	1.11		26			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).
NMRC08293	Land east of Hermitage Close	North Mundham & Runcton	0.66		18			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
									post 2015, or post 2020).
NMRC08294	Land north of Alwyin Place	North Mundham & Runcton	0.18					Potential but delivery unknown	This site has limited potential due to the layout of the site and small size of site
NMRC08295	Land west of Alwyin Place	North Mundham & Runcton	2.28			46		11-15 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
NMRC08296	Land at Curlwood Meadow	North Mundham & Runcton	2.18			70		11-15 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).
NMRC08298	Land north of Brook Cottage	North Mundham & Runcton	0.59		19			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
									post 2015, or post 2020).
NMRC08299	Land between North Mundham and Runcton	North Mundham & Runcton	6.44					No Potential	This site has limited potential, the majority of the site is within Flood Zones 2 and 3 and development could lead to coalescence of Runcton with North Mundham.
NMRC08300	Land east of the Spinney	North Mundham & Runcton	0.25					Potential but delivery unknown	This site has potential, however the majority of the site is within Flood Zone 2 and further assessment would be needed.
NMRC08404	Chichester Tutorial Unit	North Mundham & Runcton	0.43					No potential	Site is partly within the existing built up area boundary, but is considered unsuitable for housing as this would require relocation or replacement of an existing community facility.

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
NMRC08408	North Mundham Farm	North Mundham & Runcton	1.20		38			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).
NC0876	Land west of Valentines Lea	Northchapel	2.73		82			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
									post 2015, or post 2020).
NC0877	Land at Luffs Meadow	Northchapel	0.20					1-5 years	Site is within the built up area boundary and has potential for development, but number of dwellings achievable likely to fall below SHLAA threshold.
NC0878	Land south of Northchapel	Northchapel	3.62			116		11-15 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020). However a further assessment would be needed as to whether

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
									the whole site would need to be developed.
NC0879	Land south of Northchapel Community Primary School	Northchapel	12.77					Potential but delivery unknown	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020). However a further assessment would be needed as to whether the whole site would need to be developed.

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				2010-2015	2015-2020	2020-2025	2025+		
NC0880	Land east of Valentines Lea	Northchapel	2.49					No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement with any development creating an unnatural boundary to the settlement.
NC0881	Land south of Diddlesfold Manor Farm	Northchapel	1.83					No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement with any development creating an unnatural boundary to the settlement.
NC0882	Land north of Diddlesfold Manor Farm	Northchapel	0.68					No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement with any development creating an unnatural boundary to the settlement.
NC0883	Land south of Valenitnes Lea	Northchapel	3.67					No potential	The site is unsuitable, as any development would not relate well to the existing built-up boundary of the settlement.
NC0884	Land south of waste water treatment works	Northchapel	3.32			106		11-15 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020). However a further assessment would be needed as to whether

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
									the whole site would need to be developed.
NB08303	Land north of Broad Road	Nutbourne	5.72		183			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
NB08304	Land between Nutbourne West and East	Nutbourne	17.16			343		11-15 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020). However a further assessment would be needed as to whether the whole site would need to be developed as there is potential to create coalescence with Nutbourne West.
NB08305	Land west of Nutbourne West	Nutbourne	2.09					No potential	The site is unsuitable as it does not relate well to the existing built-up area boundary, is subject to landscape constraints and would contribute to coalescence with Southbourne.

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
NB08306	Land north of Stratton House	Nutbourne	0.33		6			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).
NB08307	Land east of Cot Lane	Nutbourne	3.10			62		11-15 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
									post 2015, or post 2020). However a further assessment would be needed as to whether the whole site would need to be developed.
NB08308	Land west of Broad Road	Nutbourne	2.19		70			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020). However a further assessment would be needed as to whether the whole site would need to be developed as there is potential to create coalescence with Hambrook.

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
NB08309	Land at Flat Farm	Nutbourne	4.43			44		11-15 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020). However a further assessment would be needed as to whether the whole site would need to be developed as there is potential to create coalescence with Hambrook.
NB08389	Marshall Mono	Nutbourne	3.04	86				1-5 years	Site now has planning permission.
PW08104	Land east of Hampers Common Industrial Estate	Petworth	1.21					Potential but delivery unknown	Site is within existing built up area boundary, but allocated in Local Plan for business uses.

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
PW08105	Land south of Herbert Shiner Primary School	Petworth	6.44			205		11-15 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).
PW08106	Laundry Cottage	Petworth	0.51		12			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
									post 2015, or post 2020).
PW0887	Land to rear of 1-5 Rothermead, Station Road	Petworth	0.20	6				1-5 years	Site is within the existing built up area boundary and has potential for development
PW0889	Land west of Station Road	Petworth	1.34		24			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
PW0890	Square Field	Petworth	1.31		52			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).
PW0891	Land south of Herbert Shiner School	Petworth	4.85			155		11-15 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
									post 2015, or post 2020).
PW0892	Land north of Northend Close	Petworth	5.11			164		11-15 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
PW0893	Land north of Hampers Green Industrial Estate	Petworth	5.36			172		11-15 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020). Suitability would depend on adjacent sites to south being developed for housing.
PW0894	Land at Grassmere and Woodlea	Petworth	0.76	30				1-5 years	Site is within the existing built up area boundary and has potential for development.
PW0895	Land south of the playing fields	Petworth	10.90			350		11-15 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
									refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).
PW0896	Land south of 13 Rothermead	Petworth	0.45		14			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).
PW0897	Boxgrove, Old Cottage and Moon Cottage	Petworth	0.48					Potential but delivery unknown	This site has potential but there are transport/access constraints which will require further assessment.

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
PW0898	Allotments	Petworth	0.25		9			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).
PW0899	Allotments and Scout Hall	Petworth	0.54					Potential but delivery unknown	Site is within existing built up area boundary, but would result in the loss of an existing community facility
RG08130	Land South of Hugo Platt	Rogate	0.42					Potential but delivery unknown	The site is unsuitable as it is a stand alone site, isolated from a settlement.

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
RG08131	Land South of Parsonage Estate	Rogate	1.37			41		11-15 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020). However a further assessment would be needed as to whether the whole site would need to be developed.
RG08132	76-77 Parsonage Estate	Rogate	0.20	6				1-5 years	Site is within the existing built up area boundary and has potential for development.
RG08133	Land east of Sans Songe	Rogate	0.49		12			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
									refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).
SY08310	Park Farm	Selsey	14.35					No potential	This site is unsuitable at the present time, as it abuts a site adjacent to a SPA, which would need to be developed.
SY08311	Compton Farm Shop	Selsey	0.19					No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
SY08312	Land south of Park Farm	Selsey	8.15		260			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
SY08314	Land east of Drift Road	Selsey	6.50		207			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).
SY08315	Land west of the paddocks	Selsey	2.83					No potential	This site has limited potential due to flood constraints which cover most of site, so will require a further assessment.
SY08396	Land to the rear of 5 Manor Farm Close	Selsey	0.23	6				1-5 years	Site is within the existing built up area boundary and may have potential for development.
SY08413	Land west of Park Farm	Selsey	11.43		365			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
									Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).
SE08358	Land south of The Old Rectory	Singleton	0.55					Potential but delivery unknown	This site has limited potential and will require a further assessment with regard to number of dwellings likely to be delivered and constraints related to Conservation Area, access and flood risk.
SE08359	Land north of Charlton Road	Singleton	0.27					No potential	Site is within the existing built up area boundary of Singleton, however development would involve loss of a community facility and the site is wholly within Flood Zone 2.
SE08360	Land at Manor Farm, Town Lane	Singleton	3.28					No potential	Site is outside the existing built up area boundary and the current occupier would need relocating.
SE08361	Land north of Singleton Primary School	Singleton	0.64					No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
SH08135	The Glebe, The Half House and Paddocks	South Harting	2.42					Potential but delivery unknown	This site has limited potential due to limited access and prominence, listed buildings and Conservation Area and would require a further assessment as to whether the whole site could be developed.

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
SH08136	Land South of Lopper Ash	South Harting	0.38		9			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).
SH08137	Land at the Smithy	South Harting	0.21	8				1-5 years	Site is within the existing built up area boundary and has planning permission.
SH08138	Land east of the Forge	South Harting	0.20	7				1-5 years	Site is within the existing built up area boundary and has planning permission.
SH08139	Land north of Pays Farm Cottages	South Harting	0.82					No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
SH08140	Land north of the Forge	South Harting	0.44					Potential but delivery unknown	This site has limited potential and will require a further assessment as development could create a poor edge to the settlement.

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
SB08261	Land east of the Nursery	Southbourne	3.06			93		11-15 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2016, or post 2020).
SB08302	Land east of Inlands Road	Southbourne	1.05					No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
SB08328	Land east of Kelsey Avenue	Southbourne	21.72		694			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
									suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).
SB08329	Land north of South Lane	Southbourne	7.74		247			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).
SB08330	Land at Tree Tops	Southbourne	0.54					No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
SB08331	Land at Inlands Road Caravan Park	Southbourne	6.24					No potential	This site is unsuitable at the present time, as it abuts a site adjacent to a SPA, which would need to be developed.

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				2010-2015	2015-2020	2020-2025	2025+		
SB08332	Land at Gosden Green	Southbourne	0.70		28			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).
SB08333	Land west of Garston Road	Southbourne	13.58		435			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
									post 2015, or post 2020).
SB08334	Land at Bourne Community College	Southbourne	10.49					No potential	Site is partly within the existing built up area boundary, but is considered unsuitable for housing as this would require relocation or replacement of an existing community facility.
SB08335	Land west of Conifers Rise	Southbourne	0.68					No potential	No potential due to range of constraints - site located within AONB, access constraints and would not be logical extension to built up area boundary
SB08338	Land at Cooks Farm	Southbourne	2.79					Potential but delivery unknown	This site is unsuitable at the present time, as it abuts a site adjacent to a SPA, which would need to be developed.

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
SB08339	Land south of West View Cottages	Southbourne	0.79		31			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).
SB08340	Land east of Hayley	Southbourne	1.38					No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
SB08411	Loveders Mobile Home Park	Southbourne	1.25					Potential but delivery unknown	Potential but delivery unknown as site currently occupied by existing caravan park
SJ08357	Stedham Business Park/Stedham Sawmill	Stedham & Iping	1.27					No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement. The site is allocated for Business (B1) uses in the Local Plan and the current occupiers would need relocating.
TG08269	West of Tangmere	Tangmere	30.41		600	240		to be phased over the plan period	Site has potential for development; however, further work on the Core Strategy is required.
TG08315	Tangmere Grain Stores	Tangmere	4.50	160				1-5 years	Site has planning permission

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
TG08316	Land south of Hearn Close	Tangmere	1.28		41			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).
TG08318	Bader Arms	Tangmere	0.27					No potential	Site is within existing built up area boundary, but would result in the loss of an existing community facility
TG08319	Land east of the Fire Depot	Tangmere	1.10					Potential but delivery unknown	Site is within existing built up area boundary, but allocated in Local Plan for business uses. Would require further assessment.
TG08320	Land at the Yews	Tangmere	0.69			22		11-15 years	This site is unsuitable at the present time, as it abuts a site adjacent to a SPA, which would need to be developed.

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				2010-2015	2015-2020	2020-2025	2025+		
TG08321	Land east of Meadow Way	Tangmere	3.73		75			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).
TG08322	Land east of Saxon Meadow	Tangmere	2.22		71			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
									post 2015, or post 2020).
TG08323	Land east of Malcolm Road	Tangmere	0.64		12			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).
TG08324	Concrete Apron	Tangmere	4.29		137			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
									or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020). This site is unsuitable at the present time, as it abuts a site adjacent to a SPA, which would need to be developed.
TG08327	Land north of Saxon Meadow	Tangmere	4.45		142			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).
TG08349	Land north of Garland Square	Tangmere	0.32					no potential	This site has no potential following subsequent development of the bridge.
TG08392	Fire Brigade Depot	Tangmere	2.36		60			Site is under construction	Site is under construction
WA08187	Sullivans Scrapyard	West Ashling	0.37					No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
WA08419	Land south of Heather Close	West Ashling	1.21	12	16			6-10 years (for part of site without existing permission)	Eastern part of site has permission as rural exception site. Remainder of site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).
WA08422	Land north of Edith Cottages	West Ashling	2.15					No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
WW08350	Land south of Elms Lane	West Wittering	3.26		104			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
									of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).
WW08351	Land at Home Farm	West Wittering	0.83					Potential but delivery unknown	This site is unsuitable at the present time, as it abuts a site adjacent to a SPA, which would need to be developed.
WW08409	Land north of Summerfield Road	West Wittering	1.28		41			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
WB08141	North of Corner of Foxbury Lane and Cemetery Lane	Westbourne	1.42			45		11-15 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020). However a further assessment would be needed as to whether the whole site would need to be developed.
WB08142	Chantry Hall Farm	Westbourne	3.21			103		11-15 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
									suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020). However a further assessment would be needed as to whether the whole site would need to be developed.
WB08143	Land north of Longcopse Lane	Westbourne	1.02		21			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020). However a further assessment would be needed as to whether the whole site would need to be developed.

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
WB08144	Land west of Monks Hill	Westbourne	2.16		32			11-15 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020). However a further assessment would be needed as to whether the whole site would need to be developed.
WB08146	Garages and allotments at Churcher Road	Westbourne	0.15	5				Site is under construction	Site is under construction, but development falls below SHLAA size threshold.
WB08147	Land at Cemetery Lane	Westbourne	4.69					No Potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
WB08148	Land south of the Church Hall	Westbourne	1.10					No Potential	This site is unsuitable as it is a stand alone site, isolated from a settlement and falls entirely within Flood Zone 3.
WB08149	Land to the rear of Well Cottage, Old Park Lane	Westbourne	0.48					No Potential	This site has limited potential and will require a further assessment with regard to the Conservation Area and Listed building on site.
WB08150	Land to the rear of Lavender Cottage	Westbourne	0.26					No Potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
WB0901	Land adjacent North Street and Paradise Lane	Westbourne	0.28					No Potential	This site has limited potential as the majority of the site falls within Flood Zone 3.
WH08211	Land at Maudlin Nursery	Westhampnett	4.60					Potential but delivery unknown	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site <i>could</i> be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020). However a further assessment would be needed as to whether the whole site would need to be developed as there is potential to create coalescence with Maudlin. Development would involve loss of current nursery use.
WH08325	Land east of Rolls Royce	Westhampnett	9.81					No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
WH08345	Land east of 11 Stane Street	Westhampnett	2.07					No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
WH08346	Land east of Dairy Lane	Westhampnett	0.87					No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
WH08347	Land west of Rolls Royce	Westhampnett	2.85			91		11-15 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).
WH08348	Land west of Overnoons	Westhampnett	0.86			17		11-15 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
									post 2015, or post 2020).
WH08405	Land south of Ash Keys	Westhampnett	0.29	6				1-5 years	Site is within the built up area boundary and has potential for development.
WH08421	Land west of The March CE School	Westhampnett	3.97					No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
WH0904	Westhampnett Depot	Westhampnett	1.71					No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
	Being developed - Westhampnett		2.97					Site is under construction	Site is under construction
WG08151	Land at Luth Lane	Wisborough Green	0.61					No potential	This site has limited potential and will require a further assessment with regard to the access and landscape constraints.
WG08152	Land at Winterfold Paddocks	Wisborough Green	0.53					No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
WG08153	Land south of Meadowbank	Wisborough Green	1.18		38			6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).
WG08154	Carters Field	Wisborough Green	1.30					No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
WG08155	Land south of Brooklands Farm	Wisborough Green	1.57					No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
WG08156	Greenways Nursery	Wisborough Green	1.24					No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
WG08157	Newpound Industrial Estate	Wisborough Green	0.95					No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
WG08158	Coal Yard	Wisborough Green	0.20					No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
WG08159	Land east of the School	Wisborough Green	1.60					No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
WG08160	Land south of Vincent House	Wisborough Green	1.46					No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.

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SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings				Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+		
WG08161	Land east of St Peter's Church	Wisborough Green	5.49					Potential but delivery unknown	This site is included in this SHLAA pending decisions on the eventual distribution of development. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020). However a further assessment would be needed as to whether the whole site would need to be developed.
WG08162	Land north of Weald House	Wisborough Green	3.83					No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
WG08163	Naldretts Farm	Wisborough Green	0.98					No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
WG08164	Bittles	Wisborough Green	1.71					No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
WG08165	Land south 1 Newfields	Wisborough Green	0.20					No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
WG08166	Land west of Newpound Industrial Estate	Wisborough Green	3.41					No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.

APPENDIX 5 SHLAA Sites with Identified Potential (excluding current planning permissions)

Sussex Coast Sub-Area

SHLAA ID	Settlement	Site Address	Size (ha)	Current Use	PDL?	2010-15 ¹	2015-20	2020-25	2025+	Total 2010-2026
BI08168	Birdham	Land north of Birdham Straight	0.94	Agricultural grazing	No		26			26
BI08169	Birdham	Land at St Martins Cottage	1.47	Agricultural (grassland), plus the existing dwelling Martins Cottage, and 2 holiday units	No		40			40
BI08170	Birdham	Land east of Birdham	2.92	Agricultural - arable	No		70			70
BI08171	Birdham	Land at Birdham Fruit Farm	1.42	S part - Residential (2 dwellings). N part- agricultural	Part			34		34
BI08176	Birdham	Land at Rowan Nursery	1.01	From aerial photos – appears to be caravan site and storage of caravans, with a dwelling.	Part		30			30
BI08178	Birdham	Land south of Church Lane	2.13	Agricultural - grazing	No		38			38
BI0902	Birdham	Land north of Tawny Nursery	2.05	Horse Paddock	No		66			66
	Total		11.93			0	270	34	0	304
BO08185	Bosham	Land at Dolphin House Delling Lane	0.32	Believed to be B1	Yes		7			7
BO08188	Bosham	Land east of Taylor's Lane	11.99	Agriculture	No		384			384

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SHLAA ID	Settlement	Site Address	Size (ha)	Current Use	PDL?	2010-15 ¹	2015-20	2020-25	2025+	Total 2010-2026
BO08189	Bosham	Land at Crede Farm	0.76	Agriculture - pasture land	No		18			18
	Total		13.07			0	409	0	0	409
BB08195	Broadbridge	Highgrove Farm	15.08	Agriculture	Part		265			265
BB08197	Broadbridge	Swan Field	11.74	Agriculture	No			205		205
BB08198	Broadbridge	Bullock Barn	0.34	Vacant – appears to be redundant Agricultural	No			8		8
BB08204	Broadbridge	Railway Arch	1.59	Pony Paddock / Agricultural	No		7			7
	Total		28.75			0	272	213	0	485
CC08204	Chichester	Land north of Marchwood	9.24	Agriculture	No		294			294
CC08206	Chichester	Land west of Donnington Business Park	0.20	Old brickworks and derelict garden	Yes part		9			9
CC08209	Chichester	South west of Chichester	100.78	Greenfield	No		750	500		1,250
CC08210	Chichester	North east Chichester	116.27	Greenfield	No		750	750		1,500
CC08212	Chichester	West of Chichester	139.57	Greenfield	No		750	750	500	2,000
CC08213	Chichester	Tarmac	39.10	Heavy industrial	No		750	250		1,000
CC08215	Chichester	Land east of Peacock Close	1.37	rough grass	No		36			36
CC08239	Chichester	Garage site at Green Lane	0.22	Curtilage to and parking for Residential Flats	Yes	9				9
CC08246	Chichester	18 Lavant Road	0.27	Dwellinghouse and curtilage	yes	8				8
CC08248	Chichester	28 Kings Avenue and land rear of 28 Kings Avenue	0.27	28 – single dwelling, land to south - Council	yes	6				6

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SHLAA ID	Settlement	Site Address	Size (ha)	Current Use	PDL?	2010-15 ¹	2015-20	2020-25	2025+	Total 2010-2026
CC08250	Chichester	Land between 79 & 80 St Pancras	0.19	Yard (depot) Open area of overgrown scrubland and hardstandings	Yes	11				11
CC08254	Chichester	Hunters Rest, Lavant Road	2.38	Residential/ MOT station	Part		75			75
CC08255	Chichester	Land north of Summersdale Court	0.65	Open space/Tree'd	no		20			20
CC08256	Chichester	Windmill Smallholdings	0.41	Residential and part smallholding	Yes (residential part)	16				16
CC08257	Chichester	Land south of Southfields Close	6.32	Arable land	No		202			202
CC08260	Chichester	Land west of Frederick Road	1.06	Rough pasture/scrubland	No		34			34
CC08397	Chichester	Roussillon Barracks	10.92	Former RMP Barracks. Remaining MoD presence at N half of site.	Yes	230	60			290
CC08398	Chichester	Garages behind 28 Exton Road	0.17	Open vacant land save for electricity substation	Yes	8				8
	Total		429.38			288	3,730	2,250	500	6,768
EWBR08216	East Wittering & Bracklesham	Land at Bracklesham Lane	42.58	Agriculture	No		750	612		1,362
EWBR08218	East Wittering & Bracklesham	Land north of Chaucer Drive	2.47	appears unused former agricultural land reverting to scrubland	No		79			79
EWBR08221	East Wittering & Bracklesham	Land south of Clappers Lane	7.99	Agricultural	No			255		255

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SHLAA ID	Settlement	Site Address	Size (ha)	Current Use	PDL?	2010-15 ¹	2015-20	2020-25	2025+	Total 2010-2026
EWBR08224	East Wittering & Bracklesham	Sunlands	0.23	Sunlands itself is a dwellinghouse. The rest is unused land (lawful use agriculture)	Yes – S part; No – N par	7				7
EWBR08265	East Wittering & Bracklesham	Martletts, Peerley Road	0.23	Dwelling and adjoining unused land which was presumably part of the garden originally	Yes	6				6
	Total		53.50			13	829	867	0	1,709
FB08225	Fishbourne	West of Fishbourne	54.64	Greenfield	Greenfield		750	200		950
FB08230	Fishbourne	Land east of Mosse Gardens	3.00	Different fields comprise site (see working drawing). Area 1 is scrub (formerly agricultural/ grazing land?), Area 2 is scrub (overgrown with trees/ shrubs/brambles), Area 3 is probably recently agricultural but turning into scrub)	N		96			96
FB08273	Fishbourne	Land at Deeside Avenue	1.49	Different fields comprise site (see working drawing). Area 1 is very overgrown with	N- but see note about unlawful use.		48			48

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SHLAA ID	Settlement	Site Address	Size (ha)	Current Use	PDL?	2010-15 ¹	2015-20	2020-25	2025+	Total 2010-2026
FB08274	Fishbourne	Land to rear of 69 Fishbourne Road	0.70	trees and brambles (Scrub)-proper access into site not possible. No access from Mosse Gardens. Area 2 comprises extensions to gardens (may well be unlawful) Residential property with garden area	Y		22			22
FB08281	Fishbourne	land north of Godwin Way	0.80	Scrub/paddock	No (although small stable on part of land)		26			26
	Total		60.63			0	942	200	0	1,142
HB08415	Hambrook	Land north of Aviary Close	1.23	Agricultural	No		39			39
	Total		1.23			0	39	0	0	39
HT08231	Hermitage	Land south of 46 Main Road	5.75	Has been used for horse grazing [no stock there when site inspected though]	No			138		138
HT08280	Hermitage	Land north east of the Hermitage	0.68	Former agricultural land now used for the grazing and keeping of horses.	No		22			22
HT08337	Hermitage	Land north of Woodfield Park Road	5.37	Open agricultural land, in use for	No			172		172

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SHLAA ID	Settlement	Site Address	Size (ha)	Current Use	PDL?	2010-15 ¹	2015-20	2020-25	2025+	Total 2010-2026
	Total		11.79	arable farming		0	22	310	0	332
HN08232	Hunston	Land north of Foxbridge Drive	0.46	Unused Scrubland	No		18			18
HN08236	Hunston	Land north of 10 Oak View	1.12	Agricultural	No		36			36
HN08285	Hunston	Land south of Meadow Close	6.57	Agricultural	No		210			210
HN08286	Hunston	Land east of Meadow Close	2.75	Agricultural	No		88			88
	Total		10.91			0	352	0	0	352
NMRC08292	North Mundham & Runcton	Land east of Palmers Place	1.11	Appears to be grazing land, but no animals on it at time of visit.	No		26			26
NMRC08293	North Mundham & Runcton	Land east of Hermitage Close	0.66	Agricultural, possibly grazing, no animals on the site.	No		18			18
NMRC08295	North Mundham & Runcton	Land west of Alwyin Place	2.28	Agricultural/Horse Grazing	No			46		46
NMRC08296	North Mundham & Runcton	Land at Curlwood Meadow	2.18	Equine grazing	No			70		70
NMRC08298	North Mundham & Runcton	Land north of Brook Cottage	0.59	Vacant agricultural land, appears used for grazing of horses.	No		19			19
NMRC08408	North Mundham & Runcton	North Mundham Farm	1.20	Appears to be a mix of allotment land and agricultural land.	No		38			38
	Total		8.01			0	101	116	0	217

Chichester District Strategic Housing Land Availability Assessment 2010

SHLAA ID	Settlement	Site Address	Size (ha)	Current Use	PDL?	2010-15 ¹	2015-20	2020-25	2025+	Total 2010-2026
NB08303	Nutbourne	Land north of Broad Road	5.72	Agricultural Land	No		183			183
NB08304	Nutbourne	Land between Nutbourne West and East	17.16	Part agriculture/part equine	No			343		343
NB08306	Nutbourne	Land north of Stratton House	0.33	Overgrown scrubland	Yes – southern 1/3; No northern 2/3		6			6
NB08307	Nutbourne	Land east of Cot Lane	3.10	Agricultural Fruit Growing	NO – except for the 3 dwellings			62		62
NB08308	Nutbourne	Land west of Broad Road	2.19	Open field adjacent to Broad Road in use for agriculture	No		70			70
NB08309	Nutbourne	Land at Flat Farm	4.43	Appears to be grazing	No			44		44
NB08389	Nutbourne	Marshall Mono	3.04	Disused Concrete Product factory/works	Yes					86
	Total		35.97			86	259	449	0	794
SY08312	Selsey	Land south of Park Farm	8.15	agricultural	No		260			260
SY08314	Selsey	Land east of Drift Road	6.50	Grazing for horses	No		207			207
SY08396	Selsey	Land to the rear of 5 Manor Farm Close	0.23	Woodland	No	6				6
SY08413	Selsey	Land west of Park Farm	11.43	Arable - see photos	No		365			365
	Total		26.31			6	832	0	0	838
SB08261	Southbourne	Land east of the Nursery	3.06	West part	No except			93		93

Chichester District Strategic Housing Land Availability Assessment 2010

SHLAA ID	Settlement	Site Address	Size (ha)	Current Use	PDL?	2010-15 ¹	2015-20	2020-25	2025+	Total 2010-2026
SB08328	Southbourne	Land east of Kelsey Avenue	21.72	horticultural – glasshouses (& sheds stables); East part – pony fields Huge site with various uses. S of Cooks Lane – pony fields, Immediately N of Cooks Lane – arable closest to houses then glasshouses. Further north – extensive open fields (fallow?, grass plus kale, old orchards) Pony paddocks in NW section of site.	west part (stables) No		694			694
SB08329	Southbourne	Land north of South Lane	7.74	Arable	No		247			247
SB08332	Southbourne	Land at Gosden Green	0.70	Fallow - overgrown	No		28			28
SB08333	Southbourne	Land west of Garston Road	13.58	Agricultural - arable	No		435			435
SB08339	Southbourne	Land south of West View Cottages	0.79	Scrubland	No		31			31
	Total		47.58			0	1,435	93	0	1,528
TG08269	Tangmere	West of Tangmere	30.41	Greenfield	No		600	240		840
TG08316	Tangmere	Land south of Hearn Close	1.28	Agriculture	No		41			41
TG08320	Tangmere	Land at the Yews	0.69	Overgrown paddock	Part			22		22

Chichester District Strategic Housing Land Availability Assessment 2010

SHLAA ID	Settlement	Site Address	Size (ha)	Current Use	PDL?	2010-15 ¹	2015-20	2020-25	2025+	Total 2010-2026
TG08321	Tangmere	Land east of Meadow Way	3.73	Agricultural land	No		75			75
TG08322	Tangmere	Land east of Saxon Meadow	2.22	agricultural	No		71			71
TG08323	Tangmere	Land east of Malcolm Road	0.64	Western part - Play area; Eastern part - vacant land (grassed); Southern part - Garage compound	Part		12			12
TG08324	Tangmere	Concrete Apron	4.29	Open hardstanding with permitted occasional use for driver training	No		137			137
TG08327	Tangmere	Land north of Saxon Meadow	4.45	arable	No		142			142
		Total	47.72			0	1,078	262	0	1,340
WW08350	West Wittering	Land south of Elms Lane	3.26	Grazing and keeping horses	No		104			104
WW08409	West Wittering	Land north of Summerfield Road	1.28	Open field - agriculture	No		41			41
		Total	4.54			0	145	0	0	145
WB08141	Westbourne	North of Corner of Foxbury Lane and Cemetery Lane	1.42	Agriculture - grazing	No			45		45
WB08142	Westbourne	Chantry Hall Farm	3.21	Agriculture – grazing. Group of low-key farm buildings at extreme western end	No			103		103
WB08143	Westbourne	Land north of Longcopse lane	1.02	Agriculture - grazing. No buildings	No		21			21

Chichester District Strategic Housing Land Availability Assessment 2010

SHLAA ID	Settlement	Site Address	Size (ha)	Current Use	PDL?	2010-15 ¹	2015-20	2020-25	2025+	Total 2010-2026
WB08144	Westbourne	Land west of Monks Hill	2.16	Agriculture - grazing. No buildings	No		32			32
	Total		7.82			0	53	148	0	201
WH08347	Westhampnett	Land west of Rolls Royce	2.85	agricultural	no			91		91
WH08348	Westhampnett	Land west of Overnoons	0.86	Equine/Agricultural	N			17		17
WH08405	Westhampnett	Land south of Ash Keys	0.29	Residential garden land	Y	6				6
	Total		4.00			6	0	108	0	114
Sussex Coast Area Total			803.15			399	10,768	5,050	500	16,717

North of District

SHLAA ID	Settlement	Site Address	Size (ha)	Current Use	PDL?	2010-15 ¹	2015-20	2020-25	2025+	Total 2010-2026
BY08366	Bury	Land east of Coombe Crescent	1.40	Grazing land	No			21		21
BY08414	Bury	Land at Jolyons	0.57	Residential garden area	Yes		14			14
	Total		1.96			0	14	21	0	35
FH0825	Fernhurst	Chase Manor Farm	3.35	Grassland and woodland	No			50		50
FH0826	Fernhurst	Land at Fernhurst Glebe	2.53	Grazing fields and woodland	No		11			11
FH0827	Fernhurst	Land at Hawksfold	2.01	Agricultural – grassland bordered by trees.	No		30			30
FH0828	Fernhurst	Lower Nappers Farm	0.44	Farmhouse, barn,	Yes		11			11

Chichester District Strategic Housing Land Availability Assessment 2010

SHLAA ID	Settlement	Site Address	Size (ha)	Current Use	PDL?	2010-15 ¹	2015-20	2020-25	2025+	Total 2010-2026
	Total		8.34	outbuildings and residential curtilage.		0	52	50	0	102
FW0832	Fittleworth	Land at Fleet Cottage	1.07	Mixed residential and garden, caravan, orchard and grassland.	Part		16			16
FW0833	Fittleworth	Land at Upper Street	2.83	Agricultural	N		79			79
FW0834	Fittleworth	Land at Dunrovin	1.10	Grassland, woodland and residential curtilage.	NE boundary includes residential curtilage to Dunrovin		20			20
	Total		5.01			0	115	0	0	115
G0836	Graffham	Land east of Guillods Cottages	0.42	Agriculture	No		13			13
	Total		0.42			0	13	0	0	13
KD0838	Kirdford	Land at Townfield	3.09	Agricultural/Scrubl and	N		99			99
KD0839	Kirdford	Land north of Kirdford Growers	2.50	Agricultural	N			80		80
KD0841	Kirdford	Land North of the School (north of Ellington)	0.24	Agricultural	N		7			7
KD0845	Kirdford	Land east of Kirdford Growers	1.94	Agricultural	N			62		62
	Total		7.78			0	106	142	0	248
LV08205	Lavant	Land at Lavant Primary School	6.16	Agriculture	No		185			185
LV0846	Lavant	Land east of Churchmead Close	1.22	Agriculture	No		29			29
LV0851	Lavant	Land north of Potnore	0.65	Agriculture	No		21			21

Chichester District Strategic Housing Land Availability Assessment 2010

SHLAA ID	Settlement	Site Address	Size (ha)	Current Use	PDL?	2010-15 ¹	2015-20	2020-25	2025+	Total 2010-2026
	Total		8.03			0	235	0	0	235
LX0856	Loxwood	Land north of Little Garton	0.67	Paddock	No		17			17
	Total		0.67			0	17	0	0	17
MIEB08393	Midhurst & Easebourne	Land to rear 1-8 St Richard's Flats, Midhurst	0.28	Public open space and residential gardens	Part only (gardens)	8				8
MIEB0864	Midhurst & Easebourne	Land at 84, 84a and 86 Elmleigh, Midhurst	1.38	Residential	Yes	55				55
MIEB0865	Midhurst & Easebourne	Allotments west of Easebourne Lane	0.58	Derelict allotments	No		23			23
MIEB0869	Midhurst & Easebourne	Land south of Barlavington Valley (south site)	4.10	Wooded site	No			82		82
MIEB0870	Midhurst & Easebourne	Land south of Barlavington Valley (north site)	0.81	Land South of Barlavington Valley (north site)	No		19			19
	Total		7.14			63	42	82	0	187
NC0876	Northchapel	Land west of Valentines Lea	2.73	Agriculture - pasture	No		82			82
NC0878	Northchapel	Land south of Northchapel	3.62	Agriculture	No			116		116
NC0884	Northchapel	Land south of waste water treatment works	3.32	Agriculture	No			106		106
	Total		9.67			0	82	222	0	304
PW08105	Petworth	Land south of Herbert Shiner Primary School	6.44	Agricultural	No			205		205
PW08106	Petworth	Laundry Cottage	0.51	Residential	Yes		12			12
PW0887	Petworth	Land to rear of 1-5 Rothermead, Station Road	0.20	Part open (grassed) E section occupied by 2st barn. Agriculture	part	6				6

Chichester District Strategic Housing Land Availability Assessment 2010

SHLAA ID	Settlement	Site Address	Size (ha)	Current Use	PDL?	2010-15 ¹	2015-20	2020-25	2025+	Total 2010-2026
PW0889	Petworth	Land west of Station Road	1.34	Primarily agriculture – NE corner occupied by single dwelling & agricultural o/bldg	Only dwelling & associated curtilage can be considered PDL		24			24
PW0890	Petworth	Square Field	1.31	Open grassland	No		52			52
PW0891	Petworth	Land south of Herbert Shiner School	4.85	Agriculture	No			155		155
PW0892	Petworth	Land north of Northend Close	5.11	Greenfield	No			164		164
PW0893	Petworth	Land north of Hampers Green Industrial Estate	5.36	Agricultural	No			172		172
PW0894	Petworth	Land at Grassmere and Woodlea	0.76	Part Residential/Part Agricultural	part (residential)	30				30
PW0895	Petworth	Land south of the playing fields	10.90	Agriculture	No			350		350
PW0896	Petworth	Land south of 13 Rothermead	0.45	Agriculture/nil use. Includes building & curtilage of 11 Rothermead	Mainly no – only dwelling & curtilage of 11 Rothermead can be considered PDL.		14			14
PW0898	Petworth	Allotments	0.25	Allotments	N		9			9
	Total		37.47			36	111	1,046	0	1,193
RG08131	Rogate	Land South of Parsonage Estate	1.37	Agricultural	No			41		41
RG08132	Rogate	76-77 Parsonage Estate	0.20	residential	yes	6				6
RG08133	Rogate	Land east of Sans Songe	0.49	Field in use for	Y – only		12			12

Chichester District Strategic Housing Land Availability Assessment 2010

SHLAA ID	Settlement	Site Address	Size (ha)	Current Use	PDL?	2010-15 ¹	2015-20	2020-25	2025+	Total 2010-2026
	Total		2.07	equestrian purposes	insofar that there is a small stable building in the SW corner	6	12	41	0	59
SH08136	South Harting	Land South of Lopper Ash	0.38	Agriculture	N		9			9
	Total		0.38			0	9	0	0	9
WG08153	Wisborough Green	Land south of Meadowbank	1.18	Agricultural	No		38			38
	Total		1.18			0	38	0	0	38
North of District Total			90.09			105	846	1,604	0	2,555
Chichester District Total			893.24			504	11,614	6,654	500	19,272

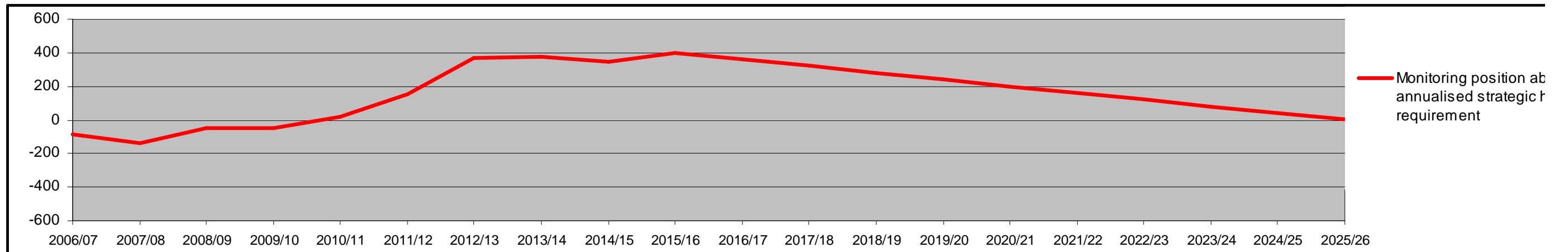
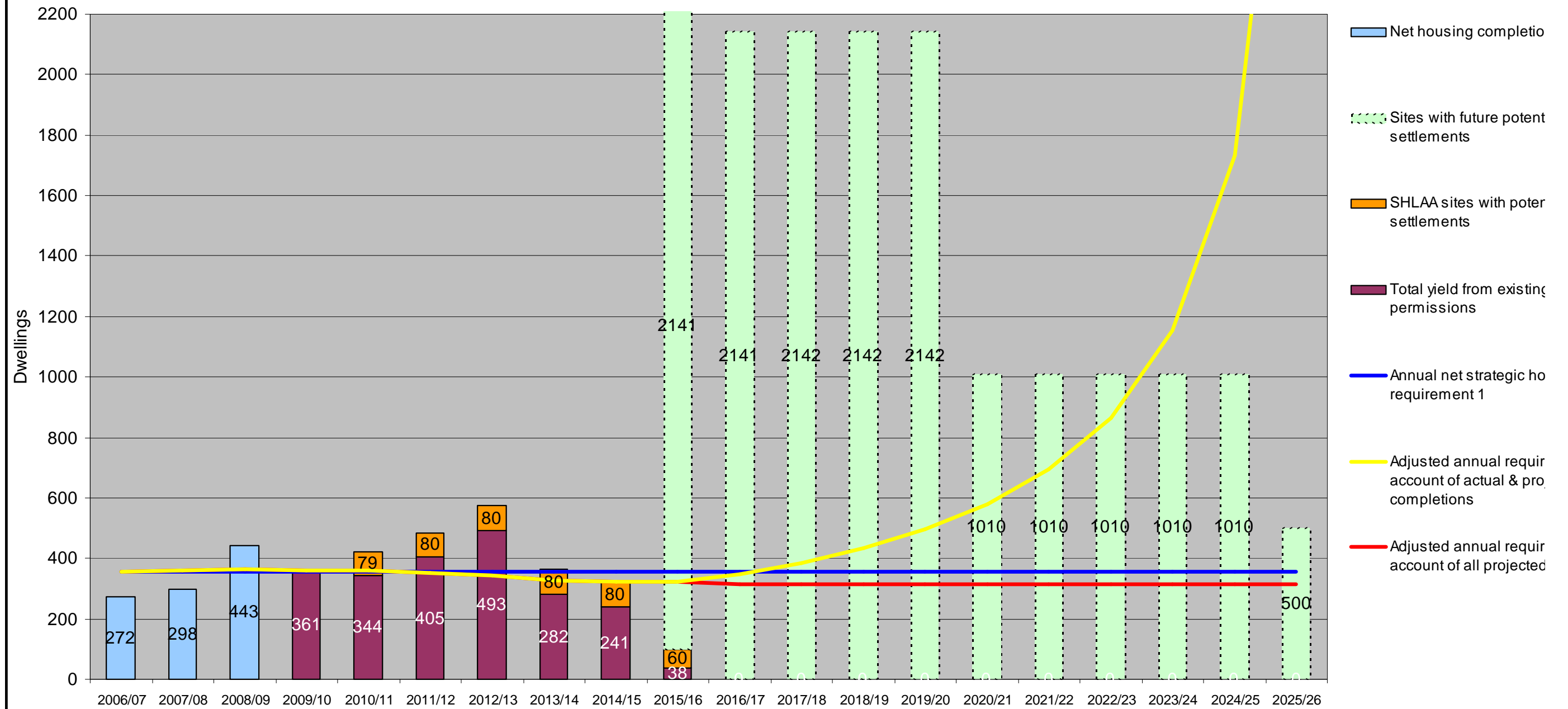
APPENDIX 6 Housing trajectories showing identified SHLAA potential

Housing Trajectory 2006-2026 showing identified SHLAA potential - Sussex Coast Sub-Area

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2006-10	2010-15	2015-20	2020-25	2025-26	2006-26	
Net housing requirement 2006-2026																											
Annual net strategic housing requirement ¹	355	355	355	355	355	355	355	355	355	355	355	355	355	355	355	355	355	355	355	355	355	1420	1775	1775	1775	355	7100
Cumulative strategic housing requirement	355	710	1065	1420	1775	2130	2485	2840	3195	3550	3905	4260	4615	4970	5325	5680	6035	6390	6745	7100							
Net housing completions 2006-2009																											
Net housing completions ²	272	298	443																		1013	0	0	0	0	1013	
Sites with existing planning permission + SHLAA potential within settlements																											
Large sites (6+ dwellings) ³				277	280	362	482	282	241	38											277	1647	38	0	0	1962	
Small sites (<6 dwellings) ⁴				84	64	43	11														84	118	0	0	0	202	
Total yield from existing housing permissions				361	344	405	493	282	241	38	0	0	0	0	0	0	0	0	0	0	361	1765	38	0	0	2164	
SHLAA sites with potential within settlements ⁵																											
Identified housing supply				361	423	485	573	362	321	98	0	0	0	0	0	0	0	0	0	0	361	2164	98	0	0	2623	
Cumulative net completions	272	570	1013	1374	1797	2282	2855	3217	3538	3636	3636	3636	3636	3636	3636	3636	3636	3636	3636	3636							
Monitoring position above/below annualised strategic housing requirement	-83	-140	-52	-46	22	152	370	377	343	86	-269	-624	-979	-1334	-1689	-2044	-2399	-2754	-3109	-3464							
Adjusted annual requirement taking account of actual & projected completions	355	359	363	358	358	354	344	327	324	324	346	385	433	495	577	693	866	1155	1732	3464							
Additional identified SHLAA potential outside settlements																											
Sites with future potential outside settlements ⁶										2141	2141	2142	2142	2142	1010	1010	1010	1010	1010	500	0	0	10708	5050	500	16258	
Annual housing requirement from SHLAA sites outside settlements ⁷										315	315	315	315	315	315	315	315	315	315	315	0	0	1575	1575	315	3465	
Assumed total net completions (inc SHLAA sites outside settlements)				361	423	485	573	362	321	413	315	315	315	315	315	315	315	315	315	315	361	2164	1673	1575	315	6088	
Cumulative net completions	272	570	1013	1374	1797	2282	2855	3217	3538	3951	4266	4581	4896	5211	5526	5841	6156	6471	6786	7101							
Monitoring position above/below annualised strategic housing requirement	-83	-140	-52	-46	22	152	370	377	343	401	361	321	281	241	201	161	121	81	41	1							
Adjusted annual requirement taking account of all projected completions	355	359	363	358	358	354	344	327	324	324	315	315	315	315	315	315	315	315	315	314							

Notes
 1 Chichester District Sussex Coast sub-region housing requirement 2006-2026 set out in South East Plan
 2 Net housing completions taken from WSCC Housing Development Monitoring Survey 2006-2009
 3 Projected net dwellings taken from CDC/WSCC housing development monitoring data (December 2009)
 4 Projected net dwellings from small sites with planning permission calculated by WSCC assuming 45% implementation rate
 5 SHLAA sites with potential within existing Built-Up Area Boundaries
 6 SHLAA sites with potential outside existing Built-Up Area Boundaries
 7 Annual housing requirement from identified SHLAA potential outside settlements - based on additional housing needed to meet outstanding housing requirement

Housing Trajectory 2006-2026 showing identified SHLAA potential - Sussex Coast Sub-Area

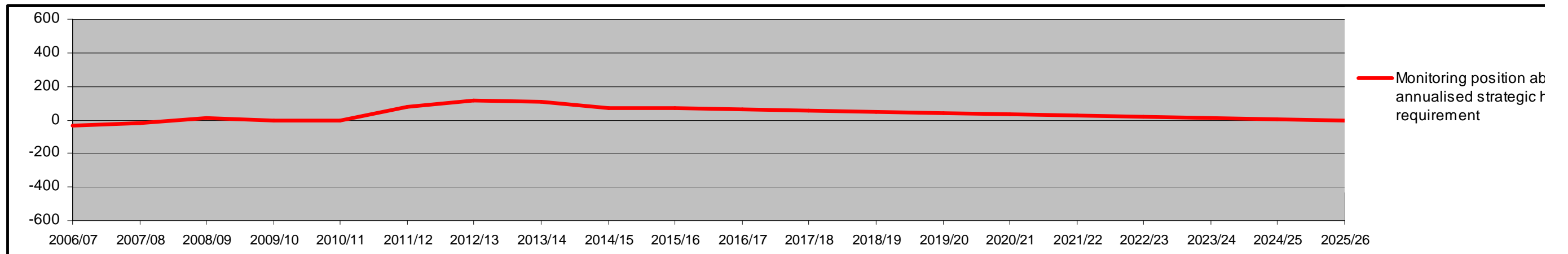
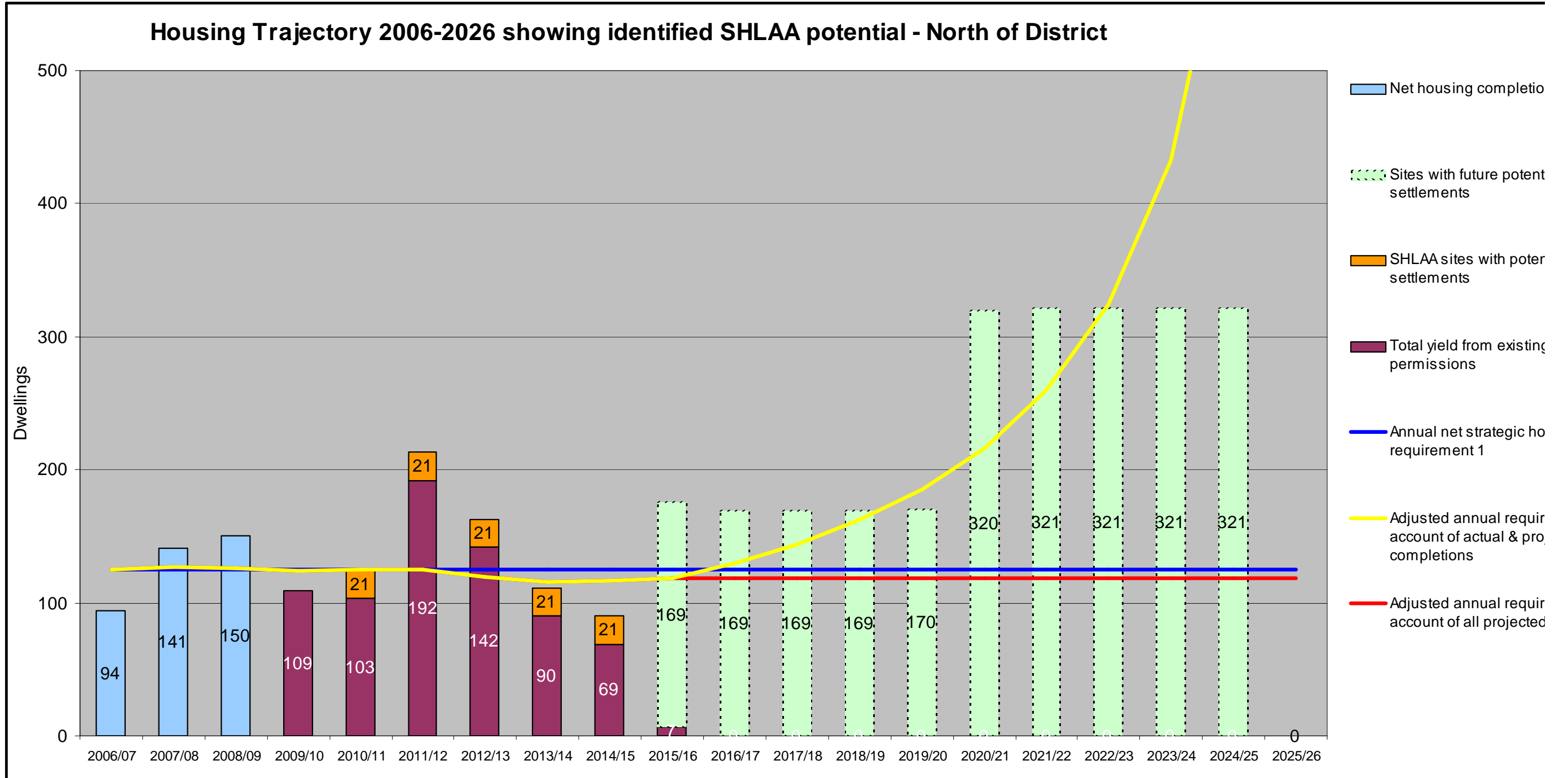


Housing Trajectory 2006-2026 showing identified SHLAA potential - North of District

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2006-10	2010-15	2015-20	2020-25	2025-26	2006-26	
Net housing requirement 2006-2026																											
Annual net strategic housing requirement ¹	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	500	625	625	625	125	2500
Cumulative strategic housing requirement	125	250	375	500	625	750	875	1000	1125	1250	1375	1500	1625	1750	1875	2000	2125	2250	2375	2500							
Net housing completions 2006-2009																											
Net housing completions ²	94	141	150																			385	0	0	0	0	385
Sites with existing planning permission + SHLAA potential within settlements																											
Large sites (5+ dwellings) ³				50	57	161	134	90	69	7												50	511	7	0	0	568
Small sites (<5 dwellings) ⁴				59	46	31	8															59	85	0	0	0	144
Total yield from existing housing permissions				109	103	192	142	90	69	7	0	0	0	0	0	0	0	0	0	0		109	596	7	0	0	712
SHLAA sites with potential within settlements ⁵					21	21	21	21	21													0	105	0	0	0	105
Identified housing supply				109	124	213	163	111	90	7	0	0	0	0	0	0	0	0	0	0		109	701	7	0	0	817
Cumulative net completions	94	235	385	494	618	831	994	1105	1195	1202	1202	1202	1202	1202	1202	1202	1202	1202	1202	1202							
Monitoring position above/below annualised strategic housing requirement	-31	-15	10	-6	-7	81	119	105	70	-48	-173	-298	-423	-548	-673	-798	-923	-1048	-1173	-1298							
Adjusted annual requirement taking account of actual & projected completions	125	127	126	124	125	125	119	116	116	119	130	144	162	185	216	260	325	433	649	1298							
Additional identified SHLAA potential outside settlements																											
Sites with future potential outside settlements ⁶										169	169	169	169	170	320	321	321	321	321	0		0	0	846	1604	0	2450
Annual housing requirement from SHLAA sites outside settlements ⁷										118	118	118	118	118	118	118	118	118	118	118		0	0	590	590	118	1298
Assumed total net completions (inc SHLAA sites outside settlements)				109	124	213	163	111	90	125	118	118	118	118	118	118	118	118	118	118		109	701	597	590	118	2115
Cumulative net completions	94	235	385	494	618	831	994	1105	1195	1320	1438	1556	1674	1792	1910	2028	2146	2264	2382	2500							
Monitoring position above/below annualised strategic housing requirement	-31	-15	10	-6	-7	81	119	105	70	70	63	56	49	42	35	28	21	14	7	0							
Adjusted annual requirement taking account of all projected completions	125	127	126	124	125	125	119	116	116	119	118	118	118	118	118	118	118	118	118	118							

Notes

- 1 Chichester District Rest of West Sussex sub-region housing requirement 2006-2026 set out in South East Plan
- 2 Net housing completions taken from WSCC Housing Development Monitoring Survey 2006-2009
- 3 Projected net dwellings taken from CDC/WSCC housing development monitoring data (December 2009)
- 4 Projected net dwellings from small sites with planning permission calculated by WSCC assuming 45% implementation rate
- 5 SHLAA sites with potential within existing Built-Up Area Boundaries
- 6 SHLAA sites with potential outside existing Built-Up Area Boundaries
- 7 Annual housing requirement from identified SHLAA potential outside settlements - based on additional housing needed to meet outstanding housing requirement

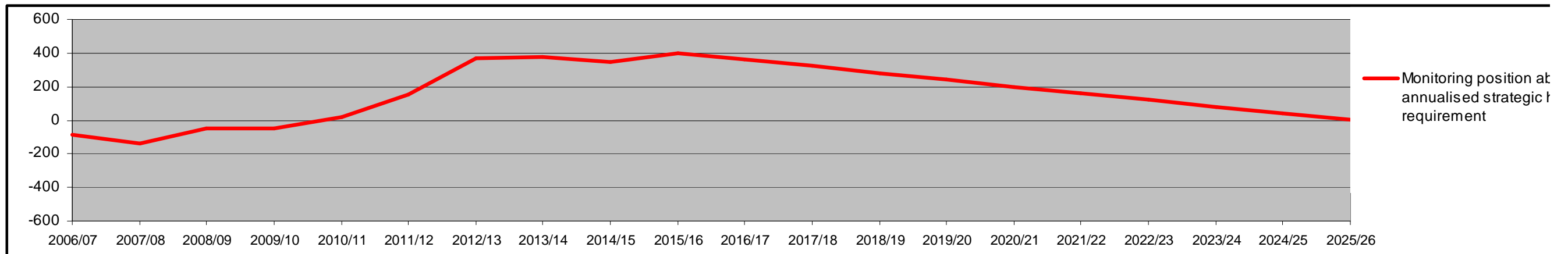
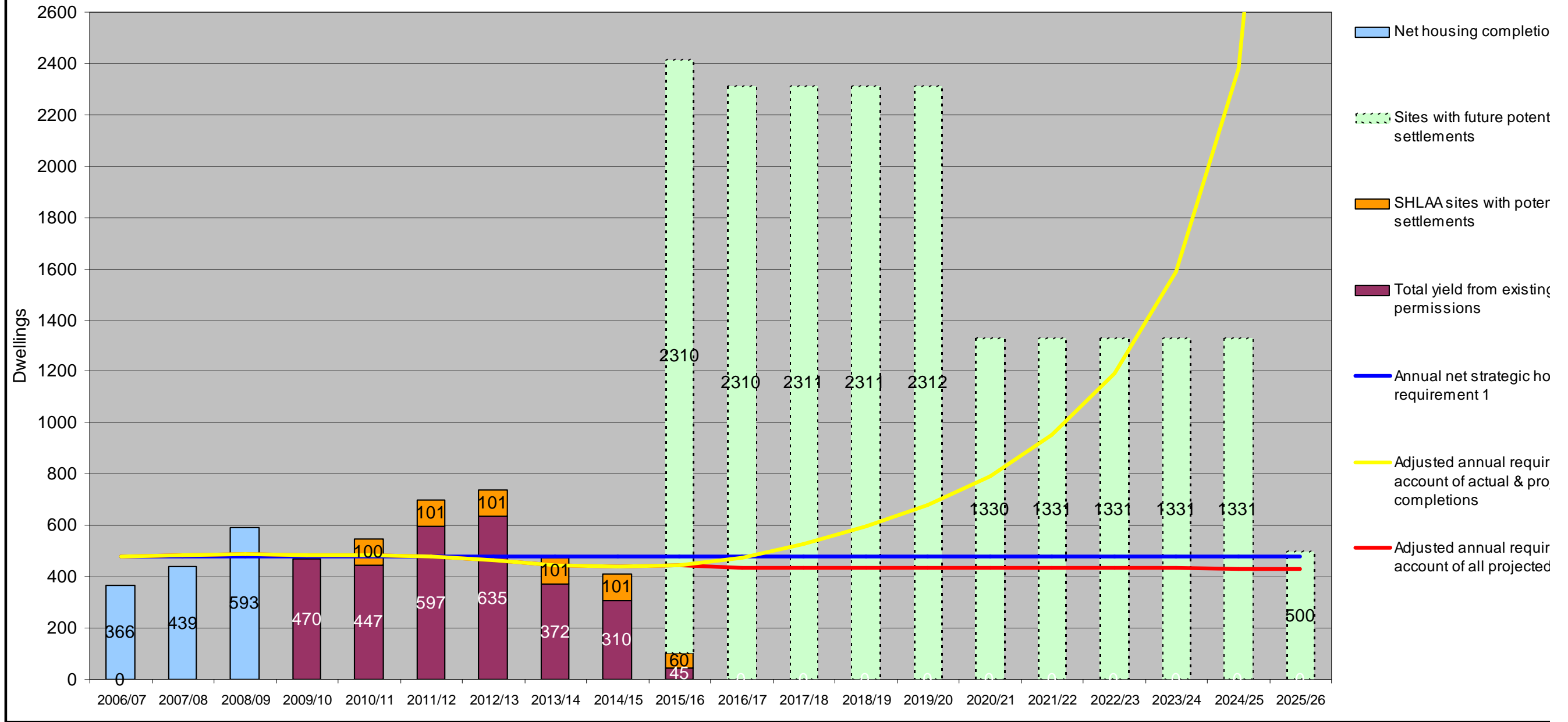


Housing Trajectory 2006-2026 showing identified SHLAA potential - Chichester District total

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2006-10	2010-15	2015-20	2020-25	2025-26	2006-26	
District net housing requirement 2006-2026																											
Annual net strategic housing requirement ¹	480	480	480	480	480	480	480	480	480	480	480	480	480	480	480	480	480	480	480	480	480	1920	2400	2400	2400	480	9600
Cumulative strategic housing requirement	480	960	1440	1920	2400	2880	3360	3840	4320	4800	5280	5760	6240	6720	7200	7680	8160	8640	9120	9600							
Net housing completions 2006-2009																											
Net housing completions ²	366	439	593																		1398	0	0	0	0	1398	
Sites with existing planning permission + SHLAA potential within settlements																											
Large sites (6+ dwellings) ³				327	337	523	616	372	310	45											327	2158	45	0	0	2530	
Small sites (<6 dwellings) ⁴				143	110	74	19														143	203	0	0	0	346	
Total yield from existing housing permissions				470	447	597	635	372	310	45	0	0	0	0	0	0	0	0	0	0	470	2361	45	0	0	2876	
SHLAA sites with potential within settlements ⁵					100	101	101	101	101	60											0	504	60	0	0	564	
Identified housing supply				470	547	698	736	473	411	105	0	0	0	0	0	0	0	0	0	0	470	2865	105	0	0	3440	
Cumulative net completions	366	805	1398	1868	2415	3113	3849	4322	4733	4838	4838	4838	4838	4838	4838	4838	4838	4838	4838	4838							
Monitoring position above/below annualised strategic housing requirement	-114	-155	-42	-52	15	233	489	482	413	38	-442	-922	-1402	-1882	-2362	-2842	-3322	-3802	-4282	-4762							
Adjusted annual requirement taking account of actual & projected completions	480	486	489	482	483	479	463	442	440	442	476	529	595	680	794	952	1191	1587	2381	4762							
Additional identified SHLAA potential outside settlements																											
Sites with future potential outside settlements ⁶	0									2310	2310	2311	2311	2312	1330	1331	1331	1331	1331	500	0	0	11554	6654	500	18708	
Annual housing requirement from SHLAA sites outside settlements ⁷	0									433	433	433	433	433	433	433	433	433	433	433	0	0	2165	2165	433	4763	
Assumed total net completions (inc SHLAA sites outside settlements)				470	547	698	736	473	411	538	433	433	433	433	433	433	433	433	433	433	470	2865	2270	2165	433	8203	
Cumulative net completions	366	805	1398	1868	2415	3113	3849	4322	4733	5271	5704	6137	6570	7003	7436	7869	8302	8735	9168	9601							
Monitoring position above/below annualised strategic housing requirement	-114	-155	-42	-52	15	233	489	482	413	471	424	377	330	283	236	189	142	95	48	1							
Adjusted annual requirement taking account of all projected completions	480	486	489	482	483	479	463	442	440	442	433	433	433	433	433	433	433	433	433	432							

Notes
 1 Chichester District housing requirement 2006-2026 set out in South East Plan
 2 Net housing completions taken from WSCC Housing Development Monitoring Survey 2006-2009
 3 Projected net dwellings taken from CDC/WSCC housing development monitoring data (December 2009)
 4 Projected net dwellings from small sites with planning permission calculated by WSCC assuming 45% implementation rate
 5 SHLAA sites with potential within existing Built-Up Area Boundaries
 6 SHLAA sites with potential outside existing Built-Up Area Boundaries
 7 Annual housing requirement from identified SHLAA potential outside settlements - based on additional housing needed to meet outstanding housing requirement

Housing Trajectory 2006-2026 showing identified SHLAA potential - Chichester District total



APPENDIX 7

Site Location Maps

Settlement	Prefix
South of District (Sussex Coast Sub-Area)	
Birdham	BI
Bosham	BO
Boxgrove	BX
Broadbridge	BB
Chichester	CC
East Wittering and Bracklesham	EWBR
Fishbourne	FB
Hambrook	HB
Hermitage	HT
Hunston	HN
North Mundham and Runcton	NMRC
Nutbourne	NB
Selsey	SY
Southbourne	SB
Tangmere	TG
West Wittering	WW
Westbourne	WB
Westhampnett	WH
North of District	
Bury	BY
Camelsdale and Hammer	CH
Fernhurst	FH
Fittleworth	FW
Graffham	G
Ifold	IF
Kirdford	KD
Lavant	LV
Loxwood	LX
Midhurst and Easebourne	MIEB
Northchapel	NC
Petworth	PW
Rogate	RG
Singleton	SE
South Harting	SH
Stedham and Iping	SJ
West Ashling	WA
Wisborough Green	WG

GLOSSARY

Achievable sites: Sites on which there is a reasonable prospect that housing will be delivered/developed within a given time period.

Area of Outstanding Natural Beauty (AONB): Areas of high scenic quality that have statutory protection in order to conserve and enhance the natural beauty of their landscapes.

Available sites: Sites, which are immediately available for development.

Suitable sites: Sites, which offer an appropriate location for development now and would contribute to the creation of sustainable, mixed communities.

Deliverable sites: Sites which are available and suitable for the development of new housing in the next 5 year period, and where there is a good prospect that dwellings will be built within that period.

Developable sites: Sites which are in a suitable location for housing and where there is a reasonable prospect that the site will be available for development at the point envisaged, typically for future years 6 to 10 and 11 to 15, and where there is a reasonable prospect that the dwellings will be built within this period.

Dwelling: A self-contained housing unit, e.g. a house, bungalow or flat.

Local Development Document (LDD): The term for a document within the Local Development Framework. These documents can either be a Development Plan Document, a Supplementary Planning Document or the Statement of Community Involvement.

Local Development Framework (LDF): The collective name for the portfolio of Local Development Documents. It consists of Development Plan Documents, Supplementary Planning Documents, Statement of Community Involvement, the Local Development Scheme and Annual Monitoring Reports. Together these documents will provide the framework for delivering the spatial planning strategy for a local authority area.

Local Nature Reserve (LNR): Designated under the National Parks and Access to the Countryside Act 1949 by Local Authorities in consultation with Natural England for their locally important wildlife or geological features.

Previously Developed Land (PDL): Land that is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.

Ramsar wetlands: Wetlands of international importance, particularly as waterfowl habitats, designated under the Ramsar Convention.

Regionally Important Geological Sites: sites identified at a local or regional level using nationally agreed criteria addressing the value of the site for educational

purposes in life long learning, the value of the site for study by both professional and amateur Earth.

Settlement Policy Area (SPA): These are boundaries defined around settlements and their purpose is to prevent settlements from sprawling. Within Settlement Policy Areas, there is a general presumption in favour of development. They are also known as Built Up Area Boundaries.

Site of Special Scientific Interest (SSSI): Land designated by Natural England as being of special interest by reason of its flora, fauna or geological or physiographical features.

Special Area of Conservation (SAC): Strictly protected sites designated under the EC Habitats Directive that make a significant contribution to conserving the 189 habitat types and 788 species identified in Annexes I and II of the Directive (as amended).

Special Protection Area (SPA): Strictly protected sites classified in accordance with Article 4 of the EC Directive on the conservation of wild birds, classified for rare and vulnerable birds and for regularly occurring migratory species.

Strategic Housing Land Availability Assessment (SHLAA): An assessment of the availability of suitable land for housing.

Strategic Housing Market Assessment (SHMA): An assessment of need and demand for housing, both market and affordable.

Tree Preservation Order (TPO): an order made by a local planning authority in respect of trees or woodlands, the principal effect of which is to prohibit the cutting down, uprooting, topping, lopping, wilful damage, or wilful destruction of trees without the local planning authority's consent.

Yield: The number of dwellings, which have been or could be delivered on any particular site.