



## **Annual report and accounts 2013**

Bovis Homes Group PLC

[www.bovishomesgroup.co.uk](http://www.bovishomesgroup.co.uk)



## Strategic report

A review of our business model, strategy and summary financial and operational performance

## Our Governance

Detailed discussion of our governance framework and remuneration policy

## Financial statements

Financial statements and notes

## Supplementary information

### Our business

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### Chairman's statement

Ian Tyler, new Chairman, discusses how the Group is well placed for the future.



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### Chief Executive's report

David Ritchie provides an overview of the year and discusses the plans ahead.



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### Financial review

Jonathan Hill reports on the financial performance for the year.



# The Group has delivered significant growth in Return on Capital Employed during 2013

## Operational highlights

**10%** ▲ in average active sales outlets

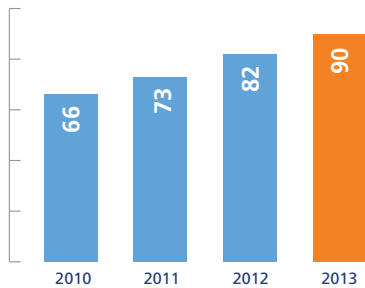
**14%** ▲ in average sales price

**34%** ▲ in sales rate per site

**48%** ▲ in private reservations

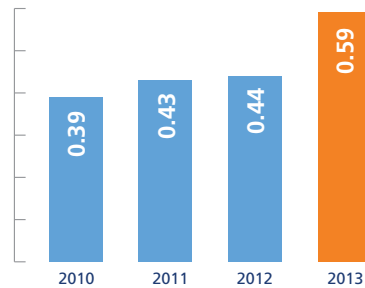
Active sales outlets

90



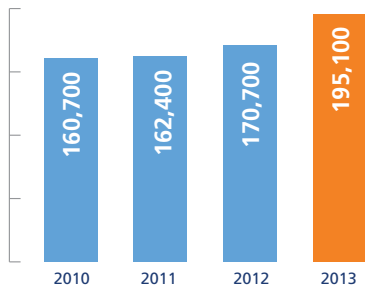
Net private sales per site

0.59



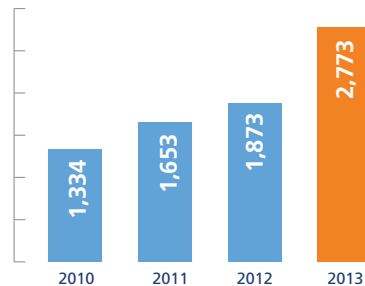
Average sales price (£000)

£195,100



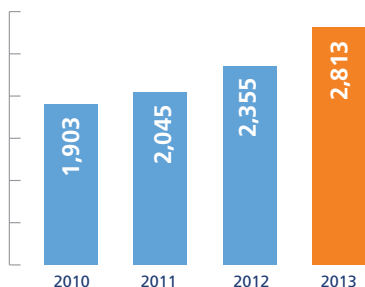
Private reservations

2,773



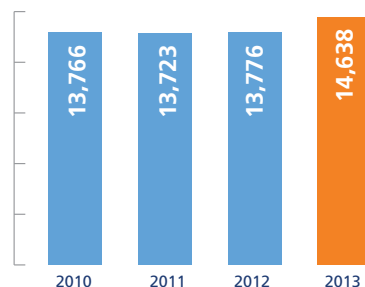
Legal completions

2,813



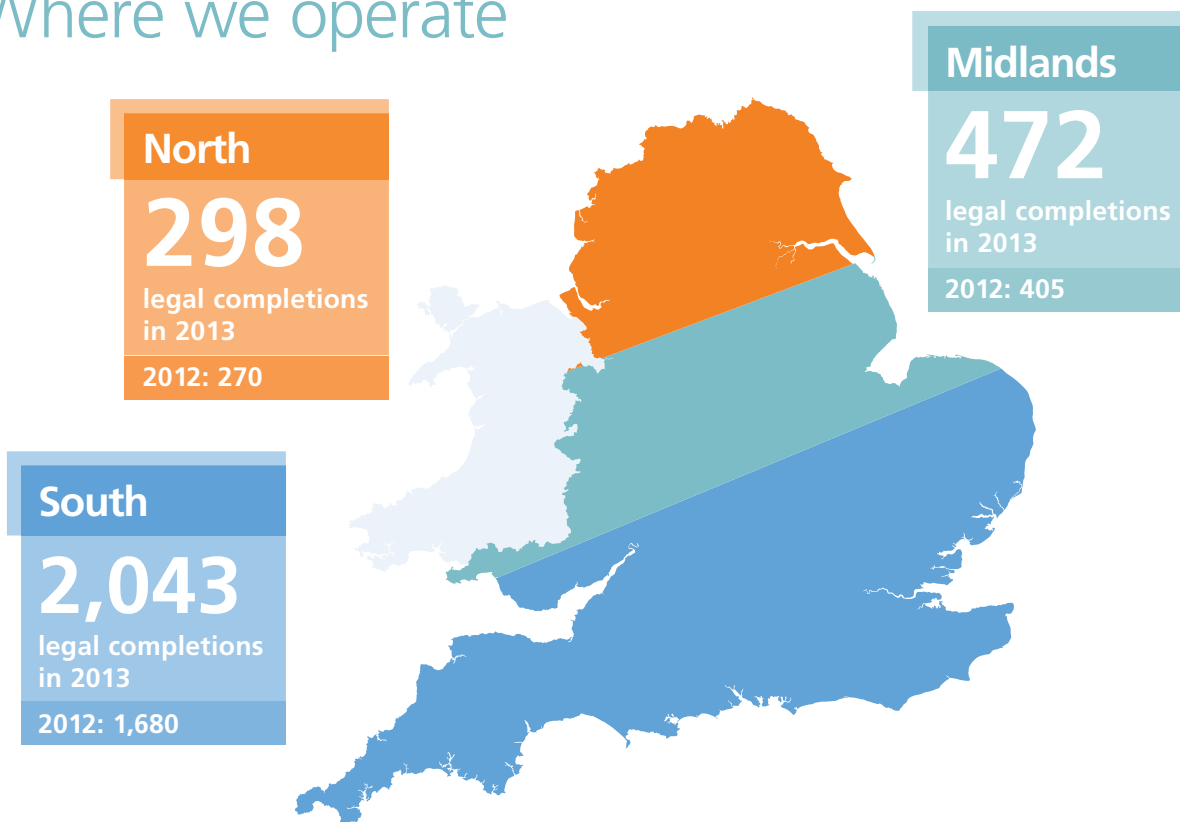
Consented land bank

14,638 plots



# Bovis Homes is a builder of high quality homes in England and Wales

## Where we operate



## Our homes

Private and social homes legally completed in 2013



Homes		
Private	2,330	83%
Social	483	17%
Total	2,813	

Private homes by type legally completed in 2013



Property type		
2 Bedroom	299	13%
3 Bedroom	1,015	43%
4 & 5 Bedroom	573	25%
Apartments	443	19%
Total	2,330	

## Our consented land bank

Ageing of land at 31 December 2013



Plots		
Post downturn <sup>1</sup>	9,197	63%
Pre downturn <sup>1</sup>	3,943	27%
Written down <sup>2</sup>	1,498	10%
Total	14,638	

<sup>1</sup> Plots held at cost (downturn being July 2008)  
<sup>2</sup> Plots held below cost at net realisable value

Location of land at 31 December 2013



Plots		
South	10,401	71%
Midlands	2,705	19%
North	1,532	10%
Total	14,638	

# Creating value



Creating great places to live

Meeting our customers' needs



Supporting a sustainable future



For our customers, communities and business



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»»» Creating value

Kilnwood Vale, between Crawley and Horsham, is the setting for a new mixed use, sustainable residential neighbourhood only a 10-minute drive from Gatwick Airport.

### Increasing delivery of affordable homes

This year the Group delivered 2,530 new homes (housing legal completions), up 16.5% on the prior year. 203 Build to Rent homes were contracted and are in delivery.

### Land and planning

Selective additions have been made to the short-term land pipeline, which has increased the gross development value of the housing portfolio by 23% to £4,798m, reflecting the investment in strong locations with higher average selling prices (ASPs).

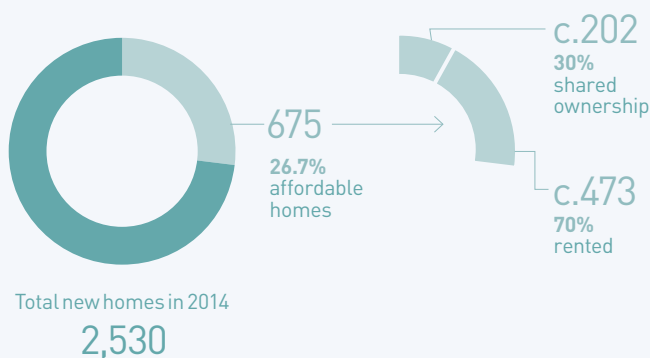
In the year to date, 19 new sites and 2,173 plots have been acquired, along with a further six sites and 1,587 plots, which have been converted from the strategic land portfolio over the same period.

At 5<sup>th</sup> September 2014, all land required to meet our 2015 forecasts had been secured with planning in place; land for 2016 unit delivery was also wholly secured, mostly with planning. As a result, the volume and ASP projections in our medium term forecasts are significantly underpinned, in line with guidance provided at the time of our half-year announcement.

Our strategic land pipeline continues to develop, increasing by 1,894 plots in the year to date, net of the impact of transfers and re-plans. Of a total of 16,219 strategic plots, over 50% are allocated within a Local Plan or included in a draft allocation. Four other strategic sites had planning applications submitted within the year.

Our healthy land pipelines enable the Group to maintain its focus on investing in opportunities that deliver attractive financial returns. Hurdle rates for new land acquisitions have recently been increased in support of this objective.

### New homes delivered in 2014



# millar

building for generations®



Annual Report 2013



# The Miller Group is a major UK property business specialising in housebuilding, commercial property, construction and integrated asset management services.

**Our mission** is to create sustainable living and working environments by delivering the best products and services for all of our clients and customers. We have been building on these principles for generations.

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## Our businesses

### Miller Homes

Building a strong landbank to deliver volume and margin growth.

[More detail from page 08](#)

### Miller Construction

Building a long and diverse order book to deliver profitable growth.

[More detail from page 16](#)

### Miller Developments

Building a broad development pipeline from an efficient capital base.

[More detail from page 22](#)

### Miller Mining

Building a valuable energy resource with a low cost base.

[More detail from page 28](#)

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## Divisional business reviews

### Miller Homes continued

## Business review

### Market

The recovery in the UK housing market continued progressively during the course of 2013 as confidence in the prospects of the UK economy grew. It was particularly encouraging to see a rise in reservation rates as activity levels are important, not only to us, but also to our supply chain and to the wider economy.

Private reservation rates were 23% ahead of 2012, buoyed by a significantly stronger second half of the year. The overall improvement in reservation rates was aided by the introduction of Help to Buy and an increase in the availability of higher Loan to Value mortgage products, the latter increasing steadily during the year.

Selling prices have stabilised and in some locations we are seeing modest house price inflation which we anticipate will continue into 2014. The improving sales market has not only benefited 2013 completions but has also ensured that we enter 2014 with a stronger forward sales position than recent years. Reservations held at the end of 2013 for 2014 completions are up 76% year-on-year to 485 units representing a development value of £86 million (2012: £41 million).

### Performance

The total number of housing completions was up 12% at 2,053 (2012: 1,831). This increase was primarily due to higher completions from our owned landbank which rose to 1,707 (2012: 1,517). This reflects an improvement in reservation rates and also the impact of investment in new land, which saw our average number of live developments increase from 63 to 68.

Turnover increased by 24% to £330 million (2012: £266 million). This was driven by an additional 190 completions from our owned landbank, together with a 6.5% increase in the average selling price to £181,000 (2012: £170,000) and higher land sales due to the sale of excess strategic landholdings. The increase in average selling price reflects a higher proportion of family product being sold in 2013 in better locations combined with modest price growth. Through a combination of product size and location of our new developments, our average selling price will increase further in 2014 as the impact of recently acquired land feeds through

## Building our brands

### Miller Homes

'the place to be' was created as a direct reflection of the Miller Homes brand – it is simple, emotive and aspirational. We've been building homes for 80 years, more than three generations, and it is our unique combination of people, product and place that creates the place to be, bringing us thousands of delighted customers.

*the place to be®*



## Appendix MH07

## **Chichester DC Assessment of Five Year Housing Land Supply Updated Position at 2 July 2015**

### ***Introduction***

- 1.1 The table below shows the Council's most recent assessment of five year housing land supply. The table shows the projected housing supply position for the Chichester Local Plan area for the period 2015-2020, based on the requirement of 435 homes per year proposed in the draft Chichester Local Plan. The information on housing supply is taken from West Sussex County Council development monitoring data for 1 April 2014 updated to include additional housing sites permitted since that date and housing site allocations identified in the draft Local Plan and emerging neighbourhood plans.

### ***Background***

- 1.2 The adopted development plan for the District is the Chichester District Local Plan 1999 which is now out of date. However the Council has prepared a new Local Plan for Chichester District (excluding the South Downs National Park). The Chichester Local Plan Key Policies 2014-2029 has recently completed the examination stage and the inspector's report has concluded that the draft Plan is sound, subject to some recommended main modifications. The Council is now intending to progress to formal adoption of the Plan in July 2015.
- 1.3 The draft Local Plan (including the recommended modifications) now carries significant planning weight as a material consideration, since the proposed level of housing provision, housing distribution and sites proposed for allocation in the Plan have been endorsed in the inspector's final report. The five year housing assessment presented here is therefore based on the Local Plan requirement of 435 homes per year and includes sites proposed for allocation in the Local Plan, where these are expected to deliver housing in the period 2015-2020.
- 1.4 A more detailed explanation of the methodology is set out below.

### ***Housing Requirement 2015 - 2020***

- 1.5 The draft Local Plan housing requirement of 435 homes per year gives a cumulative requirement of 2,175 net dwellings over the five years 2015-2020. The housing requirement 2015-2020 has been further adjusted to take account of:
- (i) the cumulative shortfall in housing delivery of 361 net dwellings against the Plan target over the period 2012-2014;
  - (ii) a projected surplus in housing delivery of 42 net dwellings against the Plan target for the current year 2014-15; and
  - (iii) a 20% buffer added to this adjusted total, as required by the National Planning Policy Framework (NPPF) in response to the previous under-delivery against the housing target.
- 1.6 These adjustments increase the five year housing requirement to 2,993 net dwellings (equivalent to 599 homes per year).



## ***Projected Housing Supply 2015 - 2020***

### **(i) Planning permissions and identified housing sites of 6 or more dwellings**

- 1.7 Appendix 1 presents a comprehensive schedule of planning permissions and other identified sites of 6 or more net dwellings within the Chichester Local Plan area. These sites are grouped into four categories which are listed in the appendix as Tables A–D:
- Table A lists sites with outstanding or part implemented planning permission for 6 or more dwellings at 1 April 2014;
  - Table B lists sites of 6 or more dwellings that have been added to the housing land supply in the period since 1 April 2014 – including sites where planning permission has been granted or approved by the Council’s Planning Committee subject to a planning agreement;
  - Table C lists other identified sites with potential for 6 or more dwellings within existing defined Settlement boundaries (e.g sites identified in the SHLAA); and
  - Table D lists sites allocated in the Chichester Local Plan Key Policies 2014-2029 and draft Neighbourhood Plans that have completed Submission consultation (Regulation 16). This includes the Strategic Development Locations (SDLs) proposed for allocation in the draft Local Plan, together with other housing sites proposed in emerging neighbourhood plans to meet the parish housing figures identified in the Local Plan.
- 1.8 All the sites listed in Tables A–D have been assessed in terms of deliverability, based on their availability, suitability and achievability, as required by the NPPF (paragraph 47, footnote 11). The timescale and phasing of development assumed for each site is based on information obtained from site owners and developers, discussions with Development Management officers, and annual monitoring data drawn from site visits undertaken by County Council officers in the period after 1 April 2014. Where site development has not yet started or has stalled, the site owner or developer have been contacted by letter, requesting updated details on their future development intentions.
- 1.9 Based on the sources of information above, only those sites that are considered to be realistically deliverable within the period 2015-2020 have been included in the five year housing supply figures.
- 1.10 Of the proposed housing allocations listed in Table D, the SDLs at West of Chichester, Westhampnett/North East Chichester and Tangmere are phased to deliver housing from 2019 onwards, to coordinate with implementation of the planned expansion to the Tangmere wastewater treatment works. Action to bring forward development at all three sites is already well underway. Planning applications are currently under consideration by the Council for the first phases of development at Westhampnett/North East Chichester and West of Chichester, whilst the promoters of the Tangmere SDL are working with Tangmere Parish Council on their neighbourhood plan, which will provide the framework for masterplanning that site. The Council is therefore confident

that these three SDLs will begin to deliver housing before the end of the five year period in 2020, as identified within Table D.

- 1.11 A number of further housing sites are proposed for allocation in draft neighbourhood plans that have already been through examination or reached the submission (Regulation 16) stage. As with planning permissions, the neighbourhood plan sites have only been included in the five year supply where they meet the NPPF criteria of availability, suitability and achievability, taking account of any development phasing included in the relevant neighbourhood plan policies. The inclusion of emerging neighbourhood plan allocations in the five year housing land supply was accepted by the Chichester Local Plan inspector in her examination report

(ii) Planning permissions on sites of less than 6 dwellings (gross)

- 1.12 Potential housing delivery from planning permissions of less than 6 dwellings outstanding at 1 April 2014 has been estimated using a formula based on an assumed implementation rate of 45% net completions on sites where development has not yet commenced. This assumed completions rate has been used by West Sussex County Council for many years and is based on analysis of past completions.

(iii) Small sites windfall allowance

- 1.13 The housing supply figures include a windfall allowance for small housing developments of less than 6 homes, which has been calculated in accordance with the NPPF (paragraph 48). The projected annual delivery of housing on small windfall sites is based on historic trends for small site completions (excluding residential gardens) over the past 10 years (2004 - 2014). The figures show an average of 48 net dwellings per year completed on small sites of less than 6 net dwellings across the Plan area. The numbers have fluctuated from year to year, but with no clear trend suggesting that small site completions are either increasing or reducing. Therefore, it is considered justifiable to project forward on the basis of these past average figures. The allowance for small windfalls has been adjusted to avoid double counting with existing small site planning permissions and is therefore only included in the housing supply figures from 2016/17 onwards.

- 1.14 In combination, the sources of housing supply listed in (i) – (iii) above are expected to deliver a cumulative total of 3,113 net dwellings over the period 2015-2020.

***Conclusion***

- 1.15 **In summary, the Council's current assessment of five year housing land supply for the Chichester Local Plan area identifies a potential housing supply of 3,113 net dwellings over the period 2015-2020, compared to an identified housing requirement of 2,993 net dwellings. This results in a surplus of 120 net dwellings, equivalent to 5.2 years of housing supply.**

**Chichester Local Plan Area - Five Year Housing Land Supply 2015-2020**  
(updated housing supply position at 2 July 2015)

<b>Housing requirement 2015 - 2020</b>	<b>Net dwellings</b>	<b>Notes</b>
Draft Local Plan housing requirement	2,175	Local Plan target for Chichester Plan area 435 per year x 5 yrs = 2,175 homes
Shortfall against Local Plan housing requirement 2012-2014	361	Completions 2012-13 = 307; 2013-14 = 202; Total 2012-14 = 509 homes subtracted from LP target of 870
Projected shortfall against Local Plan requirement 2014-2015	-42	Projected completions for 2014-2015 = 477, a surplus of 42 against the Plan annual requirement of 435
<b>Adjusted housing requirement 2015-2020</b>	<b>2,494</b>	
Additional 20% buffer	499	20% buffer applied to 5 year housing requirement + outstanding shortfall = 2,494 x 20%
<b>Adjusted housing requirement (inc buffer) 2015-2020</b>	<b>2,993</b>	
<b>Adjusted housing requirement per year 2015-2020</b>	<b>599</b>	Annual housing requirement = 2,993 / 5 = 599 homes per year

<b>Projected housing supply 2015 - 2020</b>	<b>Net dwellings</b>	<b>Notes</b>
Sites with outstanding or part implemented planning permission for 6+ dwellings at 1 April 2014	1,503	Table A of sites schedule (available on request)
Sites of 6+ dwellings added to housing land supply since 1 April 2014	762	Table B of sites schedule (available on request)
Other identified and deliverable sites of 6+ dwellings within defined Settlement boundaries (e.g sites identified in the SHLAA)	159	Table C of sites schedule (available on request)
Sites allocated in Chichester Local Plan 2014-2029 and draft Neighbourhood Plans that have completed Submission (Regulation 16)	444	Table D of sites schedule (available on request)
Projected housing from permissions on small sites (< 6 homes)	93	Estimated housing yield from small sites with planning permission and not started 2015-2020
<b>Total identified housing supply</b>	<b>2,961</b>	
Windfall allowance on sites of under 6 dwellings	152	Allowance for additional housing yield from small sites (excludes existing planning permissions)
<b>Total projected housing supply</b>	<b>3,113</b>	

<b>Housing supply surplus / deficit 2015 - 2020</b>	<b>Net dwellings</b>	<b>Notes</b>
<b>Projected housing surplus/shortfall 2015-2020</b>	<b>+120</b>	Total projected housing supply less total housing requirement
<b>Projected years housing supply</b>	<b>5.2</b>	Total projected housing supply / Adjusted housing requirement per year

Appendix 1: Chichester Local Plan area - Schedule of housing sites of 6 or more dwellings

WSCC Site ref	Site address	Parish	Planning permissions/ references	Comments on deliverability	Available	Suitable	Achievable	2014 - 2015	2015 - 2016	2016 - 2017	2017- 2018	2018- 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	2027 - 2028	2028 - 2029	Projected net dwellings 2014-15	Projected net dwellings 2015 - 2020	Projected dwellings post 2020	Total net available dwellings	Est unlikely
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Table A: Sites with outstanding or part implemented planning permission for 6 or more dwellings at 1 April 2014

WSCC Site ref	Site address	Parish	Planning permissions/ references	Comments on deliverability	Available	Suitable	Achievable	2014 - 2015	2015 - 2016	2016 - 2017	2017- 2018	2018- 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	2027 - 2028	2028 - 2029	Projected net dwellings 2014-15	Projected net dwellings 2015 - 2020	Projected dwellings post 2020	Total net available dwellings	Est unlikely
BI169	Chichester Marina	Birdham	BI/13/03105/P3JPA	Prior approval required and permitted (Class J) November 2013 for change of use of office building to residential use for 10 dwellings. Site in one ownership, no known ownership issues. Not implemented (May 2014).	Yes	Yes	Yes	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	10	0
BI170	Field North West Of The Saltings Crooked Lane	Birdham	BI/13/01391/FUL	Planning permission granted November 2013 for 15 affordable dwellings. Rural exception site under CDLP 1999 Policy H9. Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Site in one RSL ownership, no known ownership issues. Development not started (May 2014).	Yes	Yes	Yes	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	15	0	15	0
BI172	Land At Tawny Nurseries Bell Lane	Birdham	BI/12/04147/OUT	Outline planning permission granted on appeal Janaury 2014 for 30 dwellings (18 market and 12 affordable). Site suitability for housing and contribution towards sustainable communities considered during determination of the appeal. No known ownership issues.	Yes	Yes	Yes	0	10	20	0	0	0	0	0	0	0	0	0	0	0	0	0	30	0	30	0
WV203	Bartholomews Ltd, Bognor Road	Chichester	CC/07/04583/OUT & CC/10/03510/EXT	Outline planning permission granted for 51 dwellings (31 market and 20 affordable). Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Site in one private ownership, no known ownership issues.	Yes	Yes	Yes	0	0	0	0	25	26	0	0	0	0	0	0	0	0	0	0	51	0	51	0
WV219	Portfield Football Club, Church Road	Chichester	CC/08/00554/OUT	Planning permission for 80 dwellings (40 market and 40 affordable). Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Site in CDC ownership.	Yes	Yes	Yes	0	0	0	40	40	0	0	0	0	0	0	0	0	0	0	0	80	0	80	0



Appendix 1: Chichester Local Plan area - Schedule of housing sites of 6 or more dwellings

WSCC Site ref	Site address	Parish	Planning permissions/ references	Comments on deliverability	Available	Suitable	Achievable	2014 - 2015	2015 - 2016	2016 - 2017	2017- 2018	2018- 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	2027 - 2028	2028 - 2029	Projected net dwellings 2014-15	Projected net dwellings 2015 - 2020	Projected dwellings post 2020	Total net available dwellings	Est unlikely
XV184	Graylingwell	Chichester	CC/08/03533/OUT, CC/10/02926/REM, CC13/00907/REM & CC/13/00837/REM	Part of site CDLP 1999 allocation. Planning permission granted for 750 dwellings (outline) with detailed permission on phase 1 of the site for 110 dwellings. Reserved matters permissions granted for a further <b>283</b> dwellings (including 106 affordable). Site suitability for housing and contribution towards sustainable communities considered during determination of the applications. Development underway with 539 dwellings remaining to be completed (May 2014).	Yes	Yes	Yes	120	68	54	50	50	50	50	50	47	0	0	0	0	0	0	120	272	147	539	0
XV236	Rousillon Barracks	Chichester	CC/10/03490/FUL	Planning permission granted for 252 dwellings (151 market and 101 affordable). Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Development underway with 189 dwellings remaining to be completed (May 2014).	Yes	Yes	Yes	63	66	33	20	7	0	0	0	0	0	0	0	0	0	0	63	126	0	189	0
XV244	Land at Kingsmead Avenue	Chichester	CC/10/05597/OUT	Outline planning permission granted for 43 dwellings (26 market and 17 affordable). Site suitability for housing and contribution towards sustainable communities considered during determination of the application. No known ownership issues.	Yes	Yes	Yes	0	0	0	0	0	43	0	0	0	0	0	0	0	0	0	0	43	0	43	0
YV285	The Regnum Club 45A South Street	Chichester	CC/12/00107/LBC & CC/12/00106/FUL CC/14/02035/FUL & CC/14/02036/LBC	Planning permission granted for 9 dwellings (8 market and 1 affordable). Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Site in one private ownership, no known ownership issues.	. Yes	Yes	Yes	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	0	9	0
YV286	The Heritage, Winden Avenue	Chichester	CC/10/02034/FUL	Planning permission granted for 92 dwellings (36 market and 56 supported housing apartments). Demolition of existing 56 dwellings provides 36 net dwellings. Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Site in one RSL ownership, no known ownership issues. Demolition of existing dwellings complete (included in 2013/2014 completions data) and development underway with 92 dwellings remaining to be completed (May 2014).	Yes	Yes	Yes	56	36	0	0	0	0	0	0	0	0	0	0	0	0	0	56	36	0	92	0
ZV221	The Woolstaplers Car Park	Chichester	CC/08/03210/REG3 & CC/11/04147/EXT	Planning permission for 26 dwellings. <b>Permission expired on 29/03/2015 and now uperseded by CC/13/00288/FUL - see Table B.</b>	Yes	Yes	No	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26

Appendix 1: Chichester Local Plan area - Schedule of housing sites of 6 or more dwellings

WSCC Site ref	Site address	Parish	Planning permissions/ references	Comments on deliverability	Available	Suitable	Achievable	2014 - 2015	2015 - 2016	2016 - 2017	2017- 2018	2018- 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	2027 - 2028	2028 - 2029	Projected net dwellings 2014-15	Projected net dwellings 2015 - 2020	Projected dwellings post 2020	Total net available dwellings	Est unlikely
ZV230	5 - 6 Southgate	Chichester	CC/13/01976/P3JPA	Prior approval not required (Class J) for change of use of office building to residential use for 9 dwellings. No known ownership issues. Not implemented (May 2014).	Yes	Yes	Yes	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	0	9	0
ZV231	Sussex House, 12 Crane Street	Chichester	CC/13/03632/P3JPA	Prior approval required and permitted (Class J) December 2013 for change of use of office building to residential use for 7 dwellings. No known ownership issues. Not implemented (May 2014).	Yes	Yes	Yes	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	0	7	0
CH084 (was SB316)	Marshalls Mono Ltd, Broad Road, Hambrook	Chidham & Hambrook	CH/09/04314/OUT & CH/11/01764/REM	Planning permission granted for 86 dwellings (51 market and 35 affordable). Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Development underway with 2 dwellings remaining to be completed (May 2014).	Yes	Yes	Yes	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	0
CH085 (was SB332)	Land North Of The Willows Hambrook Hill South Hambrook	Chidham & Hambrook	CH/13/01093/OUT & CH/13/03924/REM	Planning permission granted for 11 dwellings (7 market and 4 affordable). Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Site in two ownerships, no known ownership issues. Site preparation underway (May 2014).	Yes	Yes	Yes	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	0	11	0
D041	Stockbridge Garage, 1 Birdham Road	Donnington	D/07/04732/FUL	Planning permission for 10 dwellings. Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Site in one private ownership, no known ownership issues. Development close to completion (May 2014).	Yes	Yes	Yes	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	10	0
D048	Land At Southfields Close Stockbridge	Donnington	D/12/04410/FUL (see also D/14/00955/FUL in Table B)	Planning permission granted June 2013 for 112 dwellings (67 market and 45 affordable). Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Site in two private ownerships, no known ownership issues. Development underway with 94 dwellings remaining to be completed (May 2014).	Yes	Yes	Yes	69	25	0	0	0	0	0	0	0	0	0	0	0	0	0	69	25	0	94	0
EW389	Former Depot Site Piggery Hall Lane	East Wittering	EWB/12/03749/FUL	Planning permission for 17 affordable dwellings. Rural exception site under CDLP 1999 Policy H9. Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Site in one RSL ownership, no known ownership issues. Development close to completion (May 2014).	Yes	Yes	Yes	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17	0	0	17	0

Appendix 1: Chichester Local Plan area - Schedule of housing sites of 6 or more dwellings

WSCC Site ref	Site address	Parish	Planning permissions/ references	Comments on deliverability	Available	Suitable	Achievable	2014 - 2015	2015 - 2016	2016 - 2017	2017- 2018	2018- 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	2027 - 2028	2028 - 2029	Projected net dwellings 2014-15	Projected net dwellings 2015 - 2020	Projected dwellings post 2020	Total net available dwellings	Est unlikely
EW394	Land North East Of Beech Avenue Bracklesham Bay	East Wittering	EWB/12/02461/FUL	Planning permission granted on appeal September 2013 for 50 dwellings (30 market and 20 affordable). Site suitability for housing and contribution towards sustainable communities considered during determination of the appeal. Site in one private ownership, no known ownership issues. Development underway.	Yes	Yes	Yes	10	40	0	0	0	0	0	0	0	0	0	0	0	0		10	40	0	50	0
FB045	Salthill Road	Fishbourne	FB/09/02431/OUT & FB/13/01269/REM	Planning permission granted for 20 dwellings (12 market and 8 affordable). Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Site in one ownership, no known ownership issues. Development not started (May 2014).	Yes	Yes	Yes	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	0	20	0
FB049	Land East Of Follis Gardens	Fishbourne	FB/13/02278/OUT & FB/14/01489/REM	Planning permission granted for 25 dwellings (15 market and 10 affordable). Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Site in one ownership, no known ownership issues	Yes	Yes	Yes	0	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	0	25	0
HN040	Northmark Foxbridge Drive	Hunston	HN/12/02692/FUL	Planning permission for 18 dwellings (11 market and 7 affordable). Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Site in one private ownership, no known ownership issues. Development underway (May 2014).	Yes	Yes	Yes	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	0	0	18	0
LV057	Hunters Rest, Lavant Road	Lavant	LV/11/03912/OUT & LV/13/00879/REM	Planning permission granted for 24 dwellings (15 market and 9 affordable). Demolition of 1 dwelling provides 23 net dwellings. Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Site in one private ownership, no known ownership issues. Development not started (May 2014).	Yes	Yes	Yes	0	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23	0	23	0
NM114	Land East Of Palmer Place Lagness Road Runcton	North Mundham	NM/12/04780/FUL	Planning permission granted for 15 affordable dwellings. Rural exception site under CDLP 1999 Policy H9. Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Site in one RSL ownership, no known ownership issues. Development underway (May 2014).	Yes	Yes	Yes	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	0	0	15	0

Appendix 1: Chichester Local Plan area - Schedule of housing sites of 6 or more dwellings

WSCC Site ref	Site address	Parish	Planning permissions/ references	Comments on deliverability	Available	Suitable	Achievable	2014 - 2015	2015 - 2016	2016 - 2017	2017- 2018	2018- 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	2027 - 2028	2028 - 2029	Projected net dwellings 2014-15	Projected net dwellings 2015 - 2020	Projected dwellings post 2020	Total net available dwellings	Est unlikely
O075	Land On The North Side Of, Shopwhyke Road, Shopwhyke,	Oving	O/11/05283/OUT & O/14/02826/REM	Outline permission granted August 2013 for 500 dwellings (350 market and 150 affordable) Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Site in one private ownership, no known ownership issues. Permissiion granted for consutruction of spine road, Jan 2015.	Yes	Yes	Yes	0	20	65	65	65	65	65	65	65	25	0	0	0	0	0	0	280	220	500	0
O076	Land North Of Gribble Lane	Oving	O/13/02674/FUL	Planning permission granted for 11 affordable dwellings. Rural exception site under CDLP 1999 Policy H9. Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Site in one ownership, no known ownership issues. Development underway (May 2014).	Yes	Yes	Yes	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	0	0	11	0
SY329	The Seal Hotel, 6 Hillfield Road	Selsey	SY/89/00208/FUL	Planning permission granted for 18 units (10 change of use and 8 new build). 8 new build units completed 1990/91. Existing hotel use. Development not started (May 2014).	Yes	Yes	No	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10
SY526	Park Farm Park Lane	Selsey	SY/11/04954/OUT	Outline planning permission granted on appeal June 2013 for 50 dwellings (30 market and 20 affordable). Permission expired on 24/06/2015 and now superseded by SY/14/02186/OUTEIA - see Table B.	Yes	Yes	Yes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SB171	31 Southbourne Avenue	Southbourne		Part implemented permission for self-build housing. Last two dwellings outstanding. Development not started (May 2014).	Yes	Yes	No	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
SB336	Land East Of Manor Way	Southbourne	SB/13/02966/FUL	Planning permission granted January 2014 for 10 affordable dwellings. Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Site in one RSL ownership. Site cleared for development (May 2014).	Yes	Yes	Yes	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	10	0
SB337	Prinsted Court Longlands Road	Southbourne	SB/12/03205/FUL	Planning permission granted February 2014 for 20 affordable dwellings (affordable rent and shared ownership). Site was previously occupied by 28 sheltered units (now demolished), so provides net loss of 8 dwellings. Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Site in one ownership, no known ownership issues. Development not started (May 2014).	Yes	Yes	Yes	0	-8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-8	0	-8	0



Appendix 1: Chichester Local Plan area - Schedule of housing sites of 6 or more dwellings

WSCC Site ref	Site address	Parish	Planning permissions/ references	Comments on deliverability	Available	Suitable	Achievable	2014 - 2015	2015 - 2016	2016 - 2017	2017- 2018	2018- 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	2027 - 2028	2028 - 2029	Projected net dwellings 2014-15	Projected net dwellings 2015 - 2020	Projected dwellings post 2020	Total net available dwellings	Est unlikely
SB340	Land West Of Garsons Road	Southbourne	SB/12/04701/OUT	Outline planning permission granted on appeal March 2014 for 40 assisted living units, 30 age-restricted cottage (58 market and 12 affordable). Site suitability for housing and contribution towards sustainable communities considered during determination of the appeal. Site in one private ownership, no known ownership issues.	Yes	Yes	Yes	0	0	30	40	0	0	0	0	0	0	0	0	0	0	0	0	70	0	70	0
TG078	Former Tangmere Airfield Hanger Area	Tangmere	TG/08/01390/OUT, TG/11/00640/EXT, TG/14/00797/FUL & TG/14/02413/REM	Planning permission granted for 160 dwellings (96 market and 64 affordable). Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Site in one private ownership.	Yes	Yes	Yes	0	30	40	40	40	10	0	0	0	0	0	0	0	0	0	0	160	0	160	0
TG082	Former RAF Tangmere Barrack Block 116	Tangmere	TG/11/04058/FUL & TG/11/04059/LBC	Planning permission for 11 dwellings. Site owned by WSCC. Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Development not started (May 2014).	Yes	Yes	Yes	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	0	11	0
TG083	Land On The East Side Of Meadow Way	Tangmere	TG/12/01739/OUT	Outline planning permission granted on appeal October 2013 for 59 dwellings (36 market and 23 affordable). Site suitability for housing and contribution towards sustainable communities considered during determination of the appeal. Site in one private ownership, no known ownership issues.	Yes	Yes	Yes	0	0	20	39	0	0	0	0	0	0	0	0	0	0	0	0	59	0	59	0
WH031	Maudlin Nursery Hanging Basket Centre Stane Street	Westthamnett	WH/12/02360/OUT	Outline planning permission granted on appeal for 100 dwellings (60 market and 40 affordable). Demolition of 1 dwelling provides 99 net dwellings. Site suitability for housing and contribution towards sustainable communities considered during determination of the appeal. Site in one private ownership, no known ownership issues.	Yes	Yes	Yes	0	0	19	40	40	0	0	0	0	0	0	0	0	0	0	0	99	0	99	0
Table A: Total deliverable dwellings (net) at 1st April 2014 - Chichester Local Plan area								401	412	296	334	267	194	115	115	112	25	0	0	0	0	0	401	1,503	367	2,271	38

Table B: Sites of 6 or more dwellings added to housing land supply since 1 April 2014

Site ref	Site address	Parish	Planning permissions/ references	Comments on deliverability	Available	Suitable	Achievable	2014 - 2015	2015 - 2016	2016 - 2017	2017- 2018	2018- 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	2027 - 2028	2028 - 2029	Projected net dwellings 2014-15	Projected net dwellings 2015 - 2020	Projected dwellings post 2020	Total net available dwellings	Est unlikely
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Appendix 1: Chichester Local Plan area - Schedule of housing sites of 6 or more dwellings

WSCC Site ref	Site address	Parish	Planning permissions/ references	Comments on deliverability	Available	Suitable	Achievable	2014 - 2015	2015 - 2016	2016 - 2017	2017- 2018	2018- 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	2027 - 2028	2028 - 2029	Projected net dwellings 2014-15	Projected net dwellings 2015 - 2020	Projected dwellings post 2020	Total net available dwellings	Est unlikely
	Rowan Nursery Bell Lane	Birdham	BI/13/00284/FUL	Planning permission granted October 2014 for 27 dwellings. Demolition of 2 dwellings provides 25 net dwellings (15 market and 10 affordable). Site suitability for housing and contribution towards sustainable communities considered during determination of the application. No known ownership issues.	Yes	Yes	Yes	0	16	9	0	0	0	0	0	0	0	0	0	0	0	0	0	25	0	25	0
	The Woolstaplers Car Park	Chichester	CC/13/00288/FUL	Planning permission granted on appeal April 2014 for 16 dwellings. Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Development underway.	Yes	Yes	Yes	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	0	16	0
	The Chambers, 28 Chapel Street	Chichester	CC/14/00842/P3JPA	Prior approval required and permitted (Class J) May 2014 for change of use of office building to residential use for 6 dwellings. No known ownership issues.	Yes	Yes	Yes	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	6	0
	Land North Of 20 Otway Road	Chichester	CC/13/03113/FUL	Planning permission granted April 2014 for 17 dwellings (11 market and 6 affordable) Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Site in one ownership, no known ownership issues.	Yes	Yes	Yes	0	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17	0	17	0
	The Tannery, Westgate	Chichester	CC/14/00506/P3JPA	Prior approval required and permitted (Class J) April 2014 for change of use of office building to residential use for 15 dwellings. Site in one ownership, no known ownership issues.	Yes	Yes	Yes	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	0	15	0
	The Chequers 203 Oving Road	Chichester	CC/13/04181/FUL	Planning permission granted August 2014 for 8 dwellings. Site in one ownership, no known ownership issues.	Yes	Yes	Yes	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	8	0
XV184 and XV244	Graylingwell (inc Kingsmead Avenue)	Chichester	CC/14/01018/OUT	Planning Committee (1012/14) resolution to permit, subject to S106 agreement, outline proposal incorporating revised masterplan layout for up to 391 dwellings with detailed permission for 13 dwellings. Site suitability for housing and contribution towards sustainable communities considered during determination of the application. No known ownership issues.	Yes	Yes	Yes	0	-3	-3	-2	-2	-2	0	0	0	0	0	0	0	0	0	0	-12	0	-12	
	Flat Farm, Broad Road, Hambrook	Chidham & Hambrook	CH/13/01610/OUT	Planning permission granted August 2014 for 9 dwellings (7 market and 2 affordable). Demolition of one dwelling provides 8 net dwellings. Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Site in one ownership, no known ownership issues.	Yes	Yes	Yes	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	8	0

Appendix 1: Chichester Local Plan area - Schedule of housing sites of 6 or more dwellings

WSCC Site ref	Site address	Parish	Planning permissions/ references	Comments on deliverability	Available	Suitable	Achievable	2014 - 2015	2015 - 2016	2016 - 2017	2017- 2018	2018- 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	2027 - 2028	2028 - 2029	Projected net dwellings 2014-15	Projected net dwellings 2015 - 2020	Projected dwellings post 2020	Total net available dwellings	Est unlikely
	Land West Of Broad Road Broad Road	Chidham & Hambrook	CH/12/04778/FUL	Planning permission granted on appeal April 2014 for 28 dwellings (17 market and 11 affordable). Site suitability for housing and contribution towards sustainable communities considered during determination of the appeal. Site in one private ownership, no known ownership issues.	Yes	Yes	Yes	0	28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28	0	28	0
	Wakefords Field West Of Broad Road Hambrook	Chidham & Hambrook	CH/13/03376/OUT	Planning permission granted on appeal July 2014 for 30 dwellings (18 market and 12 affordable). Site suitability for housing and contribution towards sustainable communities considered during determination of the appeal. Site in one private ownership, no known ownership issues.	Yes	Yes	Yes	0	0	15	15	0	0	0	0	0	0	0	0	0	0	0	0	30	0	30	0
	Chidham Garage & Service Station Main Road Chidham	Chidham & Hambrook	CH/14/01354/FUL	Planning Committee (07/01/15) resolution to permit subject to S106 agreement. Mixed use development comprising 5 no. 3 bedroom houses and 1 no. 4 bedroom house, 1 no. A1 (retail) unit with 3 no. 2 bedroom flats above, access, landscaping and ancillary works. Site suitability for housing and contribution towards sustainable communities considered during determination of the application. No known ownership issues.	Yes	Yes	Yes	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	9	0	9	0
D048	Land At Southfields Close Stockbridge	Donnington	D/14/00955/FUL	Planning permission granted Oct 2014 for 4 dwellings in addition to 112 dwellings already permitted under D/12/04410/FUL. Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Site in two private ownerships, no known ownership issues. Development underway with 94 dwellings remaining to be completed (May 2014).	Yes	Yes	Yes	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	4	0
	Land north of Kirdford Growers	Kirdford	Kirdford Neighbourhood Plan Policy KSS1	Site allocated in the Kirdford Neighbourhood Plan (Policy KSS1) for a minimum of 45 dwellings. Policy seeks phased development to provide the sustainable delivery of housing over the Plan period. Site suitability for housing and contribution towards sustainable communities considered during neighbourhood plan examination.	Yes	Yes	Yes	0	5	10	10	10	10	0	0	0	0	0	0	0	0	0	0	45	0	45	0
	Land at Townfield	Kirdford	Kirdford Neighbourhood Plan Policy KSS2a	Site allocated in the Kirdford Neighbourhood Plan 2014 (Policy KSS2a) for between 6 and 10 residential units. Site suitability for housing and contribution towards sustainable communities considered during neighbourhood plan examination.	Yes	Yes	Yes	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	6	6	0

Appendix 1: Chichester Local Plan area - Schedule of housing sites of 6 or more dwellings

WSCC Site ref	Site address	Parish	Planning permissions/ references	Comments on deliverability	Available	Suitable	Achievable	2014 - 2015	2015 - 2016	2016 - 2017	2017- 2018	2018- 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	2027 - 2028	2028 - 2029	Projected net dwellings 2014-15	Projected net dwellings 2015 - 2020	Projected dwellings post 2020	Total net available dwellings	Est unlikely
	Land at Cornwood and/or School Court	Kirdford	Kirdford Neighbourhood Plan Policy KSS5	Site allocated in the Kirdford Neighbourhood Plan (Policy KSS5) for a minimum of 9 dwellings. Site suitability for housing and contribution towards sustainable communities considered during neighbourhood plan examination.	Yes	Yes	Yes	0	0	0	0	0	0	9	0	0	0	0	0	0	0	0	0	0	9	9	0
	Land South Of Loxwood Surgery Farm Close	Loxwood	LX/13/02025/FUL	Planning permission granted Sept 2014 for 17 dwellings (9 market and 8 affordable). Site allocated in Loxwood Neighbourhood Plan (2014) for 17 dwellings. Site suitability for housing and contribution towards sustainable communities considered during preparation of neighbourhood plan and determination of the application. Site in three ownerships, no known ownership issues.	Yes	Yes	Yes	0	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17	0	17	0
	Land South Of Stoney Lodge, School Lane	North Mundham	MN/13/01036/OUT	Outline planning permission granted on appeal June 2014 for 25 dwellings (15 market and 10 affordable).Site suitability for housing and contribution towards sustainable communities considered during determination of the appeal. Site in one ownership, no known ownership issues.	Yes	Yes	Yes	0	10	15	0	0	0	0	0	0	0	0	0	0	0	0	0	25	0	25	0
	Land North West Of Park Road	Selsey	SY/14/02418/OUT	Outline permission granted 20 Nov 2014 development of 110 dwellings (66 market and 44 affordable) subject to S106 agreement. Site suitability for housing and contribution towards sustainable communities considered during determination of the application. No known ownership issues.	Yes	Yes	Yes	0	0	40	40	30	0	0	0	0	0	0	0	0	0	0	0	110	0	110	0
	Home Farm Hostel Chichester Road	Selsey	SY/14/01758/FUL	Planning permission granted Dec 2014 for change of use from agricultural workers' hostel to 9 residential units. Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Site in one ownership.	Yes	Yes	Yes	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	8	0

Appendix 1: Chichester Local Plan area - Schedule of housing sites of 6 or more dwellings

WSCC Site ref	Site address	Parish	Planning permissions/ references	Comments on deliverability	Available	Suitable	Achievable	2014 - 2015	2015 - 2016	2016 - 2017	2017- 2018	2018- 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	2027 - 2028	2028 - 2029	Projected net dwellings 2014-15	Projected net dwellings 2015 - 2020	Projected dwellings post 2020	Total net available dwellings	Est unlikely
	5-9 High Street	Selsey	SY/14/02930/FUL	Planning permission granted 21 May 2015 for demolition of existing car sales garage and construction of 6 no. 2/3 bedroom houses and 4 no. 1/2 bedroom flats. Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Site in one private ownership, no known ownership issues.	Yes	Yes	Yes	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	9	0	9	0
	Park Farm, Park Lane	Selsey	SY/14/02186/OUTEIA	Planning Committee (27/05/2015) resolution to permit subject to S106 agreement hybrid planning application for mixed development, including outline planning permission for up to 139 dwellings. Supersedes SY/11/04954/OUT (site ref SY526) which has now expired. Site suitability for housing and contribution towards sustainable communities considered during determination of the application. No known ownership issues.	Yes	Yes	Yes	0	0	0	50	50	39	0	0	0	0	0	0	0	0	0	0	139	0	139	0
	Land North Of Main Road And West Of Inlands Road	Southbourne	SB/14/02800/OUT	Outline permission granted 2 April 2015 for development of 157 dwellings with associated access from Main Road, parking, open space and landscaping. Site suitability for housing and contribution towards sustainable communities considered during determination of the application. No known ownership issues.	Yes	Yes	Yes	0	0	40	40	40	37	0	0	0	0	0	0	0	0	0	0	157	0	157	0
	Land East Of 181 Main Road	Southbourne	SB/14/02326/FUL	Planning Committee (04/02/2015) resolution to permit subject to S106 agreement, development of 20 dwellings (12 market, 8 affordable). Site suitability for housing and contribution towards sustainable communities considered during determination of the application. No known ownership issues.	Yes	Yes	Yes	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	20	0	20	0
	Land North Of Chaucer Drive	West Wittering	WW/13/03286/FUL	Planning permission granted June 2014 for 50 dwellings (30 market and 20 affordable). Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Site in one private ownership, no known ownership issues.	Yes	Yes	Yes	5	40	5	0	0	0	0	0	0	0	0	0	0	0	0	5	45	0	50	0
	Maudlin Nursery Hanging Basket Centre Stane Street	Westhampnett	WH/12/02358/OUT	Area Development Control Committee (North) 23 January 2013 resolved to grant planning permission subject to completion of S106 for 25 dwellings (15 market and 10 affordable). Likely to be superseded by planning permission WH/12/02360/OUT (see Table A, ref WH031).	Yes	Yes	Yes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25



Appendix 1: Chichester Local Plan area - Schedule of housing sites of 6 or more dwellings

WSCC Site ref	Site address	Parish	Planning permissions/ references	Comments on deliverability	Available	Suitable	Achievable	2014 - 2015	2015 - 2016	2016 - 2017	2017- 2018	2018- 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	2027 - 2028	2028 - 2029	Projected net dwellings 2014-15	Projected net dwellings 2015 - 2020	Projected dwellings post 2020	Total net available dwellings	Est unlikely
	Land South Of Meadowbank	Wisborough Green	WR/14/00748/OUT	Planning permission granted March 2015 for 25 dwellings (15 market and 10 affordable). Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Site in one private ownership, no known ownership issues.	Yes	Yes	Yes	0	0	10	15	0	0	0	0	0	0	0	0	0	0	0	0	25	0	25	0
	Greenways Nursery, Kirdford Road	Wisborough Green	WR/13/00744/FUL	Planning permission granted retrospectively on appeal Dec 2014 for stationing of 10 caravans. Site suitability for housing and contribution towards sustainable communities considered during determination of the application.	Yes	Yes	Yes	2	8	0	0	0	0	0	0	0	0	0	0	0	0	0	2	8	0	10	0
Table B: Total deliverable dwellings (net) 2015- 2020 - Chichester Local Plan area								7	195	187	168	128	84	15	0	0	0	0	0	0	0	0	7	762	15	784	25

Table C: Other identified and deliverable sites of 6 or more dwellings within defined Settlement boundaries (e.g sites identified in the SHLAA)

SHLAA Site ref	Site address	Parish	Planning permissions/ references	Comments on deliverability	Available	Suitable	Achievable	2014 - 2015	2015 - 2016	2016 - 2017	2017- 2018	2018- 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	2027 - 2028	2028 - 2029	Projected net dwellings 2014-15	Projected net dwellings 2015 - 2020	Projected dwellings post 2020	Total net available dwellings	Est unlikely
CC8407	Land South of Graylingwell Drive	Chichester	Identified in Sites Chichester City North Development Brief (January 2012)	Areas 6A, 6B and 9D identified in the <i>Sites in Chichester City North Development Brief</i> (adopted January 2012) as being suitable for residential uses. Densities of 40-50 dwellings per hectare may be appropriate. Site area approximately 3.3 hectares. Site owned by Sussex Partnership NHS Trust. Pre-application discussions involving Homes and Communities Agency. Previously developed site within the Chichester SPA. Identified in the SHLAA 2014 as having potential for development.	Yes	Yes	Yes	0	0	30	50	50	0	0	0	0	0	0	0	0	0	0	0	130	0	130	0
CC1412	Warrendell, off Plainwood Close	Chichester	Planning application pending.	Site within the Chichester settlement policy boundary and identified in the SHLAA 2014 as having potential for development. Site area 1.24ha. Land in one private ownership. Planning application 98/02043/FUL has resolution to permit subject to legal agreement.	Yes	Yes	Yes	0	0	0	0	0	0	21	0	0	0	0	0	0	0	0	0	0	21	21	0

Appendix 1: Chichester Local Plan area - Schedule of housing sites of 6 or more dwellings

WSCC Site ref	Site address	Parish	Planning permissions/ references	Comments on deliverability	Available	Suitable	Achievable	2014 - 2015	2015 - 2016	2016 - 2017	2017- 2018	2018- 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	2027 - 2028	2028 - 2029	Projected net dwellings 2014-15	Projected net dwellings 2015 - 2020	Projected dwellings post 2020	Total net available dwellings	Est unlikely
CC1422	Land at The Tannery, Westgate (part)	Chichester	No planning application.	Site within the Chichester settlement policy boundary and identified in the SHLAA 2014 as having potential for development. Part of site has current permitted development for change of use to 15 residential units (see site in Table B). Remaining site area approx 0.33ha of total 0.58ha. Land owned by West Sussex County Council.	Yes	Yes	Yes	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	13	0	13	0
CC08256	Windmill Bungalow, Queens Avenue	Donnington	No planning application.	Site within the Chichester (Stockbridge) settlement policy boundary and identified in the SHLAA 2014 as having potential for development. Site area 0.41ha. Land in one private ownership.	Yes	Yes	Yes	0	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	16	0	16	0
Table C: Total deliverable dwellings (net) 2015 - 2020 - Chichester Local Plan area								0	0	59	50	50	0	21	0	0	0	0	0	0	0	0	0	159	21	180	0

Table D: Sites allocated in Chichester Local Plan 2014-2029 and draft Neighbourhood Plans that have completed Submission (Regulation 16)

SHLAA Site ref	Site address	Parish	Planning permissions/ references	Comments on deliverability	Available	Suitable	Achievable	2014 - 2015	2015 - 2016	2016 - 2017	2017- 2018	2018- 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	2027 - 2028	2028 - 2029	Projected net dwellings 2014-15	Projected net dwellings 2015 - 2020	Projected dwellings post 2020	Total net available dwellings	Est unlikely
	West of Chichester SDL	Chichester	Chichester LP Policy 15	Site allocated in the Chichester Local Plan: Key Policies (Policy 15) (following Modifications) for 1,600 homes (of which 1,250 homes should be delivered during Plan period). Site suitability for housing and contribution towards sustainable communities considered during Local Plan examination.	Yes	Yes	Yes	0	0	0	0	0	125	125	125	125	125	125	125	125	125	125	0	125	1,125	1,250	
	Westhmpnett/ North East Chichester SDL	Westhmpnett & Chichester	Chichester LP Policy 17	Site allocated in the Chichester Local Plan: Key Policies (Policy 17) for 500 homes. Site suitability for housing and contribution towards sustainable communities considered during Local Plan examination.	Yes	Yes	Yes	0	0	0	0	0	100	100	100	100	100	0	0	0	0	0	0	100	400	500	
	Tangmere SDL	Tangmere	Chichester LP Policy 18	Site allocated in the Chichester Local Plan: Key Policies (Policy 18) for 1,000 homes. Site suitability for housing and contribution towards sustainable communities considered during Local Plan examination.	Yes	Yes	Yes	0	0	0	0	0	100	100	100	100	100	100	100	100	100	100	0	100	900	1,000	

Appendix 1: Chichester Local Plan area - Schedule of housing sites of 6 or more dwellings

WSCC Site ref	Site address	Parish	Planning permissions/ references	Comments on deliverability	Available	Suitable	Achievable	2014 - 2015	2015 - 2016	2016 - 2017	2017- 2018	2018- 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	2027 - 2028	2028 - 2029	Projected net dwellings 2014-15	Projected net dwellings 2015 - 2020	Projected dwellings post 2020	Total net available dwellings	Est unlikely
	Land East of Mosse Gardens (Phase 2)	Fishbourne	Fishbourne Neighbourhood Plan (submission draft) Policy SD1	Part of site proposed for allocation for 2 x 25 dwellings in the Fishbourne Neighbourhood Plan Submission draft (Policy SD1). Part of allocation already has planning permission for 25 dwellings (site FB049 above), leaving 25 dwellings outstanding. Site suitability for housing and contribution towards sustainable communities considered during preparation of neighbourhood plan.	Yes	Yes	Yes	0	0	0	25	0	0	0	0	0	0	0	0	0	0	0	0	25	0	25	
	Land at the Roman Palace	Fishbourne	Fishbourne Neighbourhood Plan (submission draft) Policy SD2	Site proposed for allocation for 15 dwellings in the Fishbourne Neighbourhood Plan Submission Draft (Policy SD2). Site suitability for housing and contribution towards sustainable communities considered during preparation of neighbourhood plan.	Yes	Yes	Yes	0	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0	15	15	
	Land at Nursery Site (west of B2133 Guildford Road)	Loxwood	Loxwood Neighbourhood Plan (post-examination) Policy 5	Site proposed for allocation in the draft Loxwood Neighbourhood Plan (Policy 5) for indicative minimum of 43 dwellings. Site suitability for housing and contribution towards sustainable communities considered during neighbourhood plan examination.	Yes	Yes	Yes	0	0	0	11	11	11	10	0	0	0	0	0	0	0	0	0	33	10	43	
	Land North of Alfrey Close (remaining land)	Southbourne	Southbourne Neighbourhood Plan (post-examination) Policy 2 (II)	Part of site proposed for allocation for 125 dwellings in Southbourne Neighbourhood Plan (Policy 2 II). Part of allocation already has planning permission for 70 dwellings (site SB340 above), leaving 55 dwellings outstanding. Site suitability for housing and contribution towards sustainable communities considered during neighbourhood plan examination.	Yes	Yes	Yes	0	0	0	0	0	0	40	15	0	0	0	0	0	0	0	0	0	55	55	
	Land at Nutbourne West	Southbourne	Southbourne Neighbourhood Plan (post-examination) Policy 2 (IV)	Site proposed for allocation for 50 dwellings in Southbourne Neighbourhood Plan (Policy 2 IV). Part of allocation already has planning permission for 70 dwellings (site SB340 above), leaving 55 dwellings outstanding. Site suitability for housing and contribution towards sustainable communities considered during neighbourhood plan examination.	Yes	Yes	Yes	0	0	0	17	17	16	0	0	0	0	0	0	0	0	0	0	50	0	50	

Appendix 1: Chichester Local Plan area - Schedule of housing sites of 6 or more dwellings

WSCC Site ref	Site address	Parish	Planning permissions/ references	Comments on deliverability	Available	Suitable	Achievable	2014 - 2015	2015 - 2016	2016 - 2017	2017- 2018	2018- 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	2027 - 2028	2028 - 2029	Projected net dwellings 2014-15	Projected net dwellings 2015 - 2020	Projected dwellings post 2020	Total net available dwellings	Est unlikely
	Tangmere Academy	Tangmere	Tangmere Neighbourhood Plan (submission draft) Policy 4	Site proposed for redevelopment for housing in the Tangmere Neighbourhood Plan Submission Draft (Policy 4), dependent on provision of replacement primary school at Tangmere SDL. No indicative housing figures is indicated, Therefore potential site capacity been estimated, incorporating policy requirement that existing playing fields are retained as open space. Site suitability for housing and contribution towards sustainable communities considered during preparation of neighbourhood plan.	No	Yes	Yes	0	0	0	0	0	0	0	0	0	0	15	0	0	0	0	0	0	15	15	
	The Yews, City Fields Way	Tangmere	Tangmere Neighbourhood Plan (submission draft) Policy 5	Site proposed for allocation for housing in the Tangmere Neighbourhood Plan Submission Draft (Policy 5). No indicative housing figures are indicated, therefore potential site capacity been estimated based on the housing potential as assessed in the SHLAA. Site suitability for housing and contribution towards sustainable communities considered during preparation of neighbourhood plan.	Yes	Yes	Yes	0	0	0	0	0	0	0	0	0	0	22	0	0	0	0	0	0	22	22	
	Land to the West of Malcolm Road	Tangmere	Tangmere Neighbourhood Plan (submission draft) Policy 7	Site proposed for allocation for uses including housing in the Tangmere Neighbourhood Plan Submission Draft (Policy 7). No indicative housing figures are indicated, therefore potential site capacity been estimated based on the housing potential as assessed in the SHLAA. Site suitability for housing and contribution towards sustainable communities considered during preparation of neighbourhood plan.	Yes	Yes	Yes	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	0	12	12	
	Clark's Yard, Billingshurst Road	Wisborough Green	Wisborough Green Neighbourhood Plan (submission draft) Policy SS3	Site proposed for allocation for about 11 dwellings in Wisborough Green Neighbourhood Plan (Policy SS3) for the period 2015-2020. Site suitability for housing and contribution towards sustainable communities considered during preparation of neighbourhood plan.	Yes	Yes	Yes	0	0	0	0	11	0	0	0	0	0	0	0	0	0	0	0	11	0	11	
	Winterfold, Durbans Road	Wisborough Green	Wisborough Green Neighbourhood Plan (submission draft) Policy SS4	Site proposed for allocation for about 22 dwellings in Wisborough Green Neighbourhood Plan (Policy SS4) for the period 2025-2029. Site suitability for housing and contribution towards sustainable communities considered during prepration of neighbourhood plan.	Yes	Yes	Yes	0	0	0	0	0	0	0	0	0	0	22	0	0	0	0	0	0	22	22	
Table D: Total deliverable dwellings (net) 2015 - 2020 - Chichester Local Plan area								0	0	0	53	39	352	402	340	325	325	262	247	225	225	225	0	444	2,576	3,020	0

Housing land supply summary

Large sites (6+ dwellings): Total deliverable dwellings (net)				408	607	542	605	484	630	553	455	437	350	262	247	225	225	225	408	2,868	2,979	6,255	63
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Appendix 1: Chichester Local Plan area - Schedule of housing sites of 6 or more dwellings

WSCC Site ref	Site address	Parish	Planning permissions/ references	Comments on deliverability	Available	Suitable	Achievable	2014 - 2015	2015 - 2016	2016 - 2017	2017- 2018	2018- 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	2027 - 2028	2028 - 2029	Projected net dwellings 2014-15	Projected net dwellings 2015 - 2020	Projected dwellings post 2020	Total net available dwellings	Est unlikely
Small sites (< 6 dwellings) projected completions								69	51	34	8	0	0	0	0	0	0	0	0	0	0	0	69	93	0	162	0
Allowance for small windfall sites								0	1	15	40	48	48	48	48	48	48	48	48	48	48	48	0	152	432	584	0
Total projected housing supply (identified sites + windfall)								477	659	591	653	532	678	601	503	485	398	310	295	273	273	273	477	3,113	3,411	7,001	63



**Chichester Local Plan area**  
**Net housing completions 2014/15**

**Completions on large sites (+6 dwellings)**

Graylingwell Hospital	92	
Roussillon Barracks	73	
Southfields Close, Stockbridge	57	
North east of Beech Avenue, Bracklesham Bay	31	
Northmark, Hunston	18	Now complete
Piggery Hall Lane, East Wittering	17	Now complete
North of Gribble Lane, Oving	11	Now complete
Stockbridge Garage, Donnington	10	Now complete
The Regnum Club, South St, Chichester	9	Now complete
The Chambers, 28 Chapel St, Chichester	6	Now complete
Land north of The Willows, Hambrook	5	
North of Chaucer Drive, West Wittering	5	
Marshalls Mono, Broad Road, Hambrook	1	
Prinsted Court, Southbourne	-28	Demolitions – no units completed
Hunters Rest, Lavant Road	-1	Demolition – no units completed

Completions on small sites (<6 dwellings) 45

**TOTAL NET COMPLETIONS 2014/15 351**

MH APPENDIX MH07C - Updated delivery trajectories for sites queried by Intelligent Land (19 August 2015)

Site address	Parish	Planning permissions/ references	Comments on deliverability	2015 - 2016	2016 - 2017	2017- 2018	2018- 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	2027 - 2028	2028 - 2029	Projected net dwellings 2015-16	Projected net dwellings 2016 - 2021	Projected dwellings post 2021	Total net available dwellings	Updated Comments on Phasing
Field North West Of The Saltings Crooked Lane	Birdham	BI/13/01391/FUL	Planning permission granted November 2013 for 15 affordable dwellings. Rural exception site under CDLP 1999 Policy H9. Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Site in one RSL ownership, no known ownership issues. Development not started (May 2014).	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	15	0	15	Issues over access currently delaying implementation, so phased in Year 3 (based on advice of CDC Housing officers).
Graylingwell	Chichester	CC/08/03533/OUT, CC/10/05597/OUT, CC/10/02926/REM, CC13/00907/REM & CC/13/00837/REM	Outline planning permission (CC/08/03533/OUT) granted for 750 dwellings in 2009 with subsequent RM permissions. Outline permission (CC/10/05597/OUT) for 43 dwellings granted for land at Kingsmead Avenue. Revised masterplan submitted with CC/14/01018/OUT for remaining land not subject to RM (including land at Kingsmead Avenue). Planning Committee (1012/14) resolution to permit subject to S106 agreement, outline proposal incorporating revised masterplan layout for up to 391 dwellings with detailed permission for 13 dwellings. Development underway with 478 dwellings remaining to be completed (May 2015).	87	37	70	75	75	75	59	0	0	0	0	0	0	0	87	332	59	478	87 dwellings remaining to be completed under CC/10/02926/REM & CC/13/00837/REM are phased in Year 1. CDC Planning Committee resolution to permit CC/14/01018/OUT which proposes revised masterplan for up to 391 dwellings (incl land at Kingsmead Avenue) and full permission for 13 dwellings. S106 agreement still not completed. RM application for Phase 4 (160 dwellings) submitted August 2015. Updated phasing information from Gavin Bourne (Linden Homes) provided by telephone on 19/08/2015 indicates proposed Phase 4 build out in 2 phases 4a and 4b. Phase 4a is for 100 units. Construction would start Jan/Feb 2016 with 1st occupations taking place Oct 2016, with build out rate at 4 dwellings per month. Completion of development scheduled for 2021/22. Therefore assume: 2015/16 - 87 dwellings (Remainder of 10/02926/REM and 13/00837/REM as indicated in WSCC phasing) 2016/17 - 37 dwellings (13 with detailed consent under 14/01018/OUT + 24 in Phase 4 (15/02506/REM pending) 2017/18 - 70 dwellings (48 in Phase 4 + 22 additional (requiring detailed permission) 2018/19 - 75 dwellings (48 in Phase 4 + 27 additional) 2019/20 - 75 dwellings (40 in Phase 4 + 35 additional) 2020/21 - 75 dwellings 2021/22 - 59 dwellings
Land at Kingsmead Avenue	Chichester	CC/10/05597/OUT	Outline planning permission granted for 43 dwellings (26 market and 17 affordable). Site suitability for housing and contribution towards sustainable communities considered during determination of the application. No known ownership issues.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Now included within revised Graylingwell masterplan.
The Woolstaplers Car Park	Chichester	CC/13/00288/FUL	Planning permission granted on appeal April 2014 for 16 later living appartments. Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Development underway.	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	16	0	16	Original planning permission for 26 dwellings (CC/08/03210/REG3 & CC/11/04147/EXT) has now expired. Now superseded by CC/13/00288/FUL for 16 later living appartments allowed on appeal. Prior notice of commencement submitted in Oct 2014. Phased in Year 2.
Land North Of The Willows Hambrook Hill South Hambrook	Chidham & Hambrook	CH/13/01093/OUT & CH/13/03924/REM	Planning permission granted for 11 dwellings (7 market and 4 affordable). Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Site in two ownerships, no known ownership issues. Site preparation underway (May 2014).	6	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0	6	Development underway - 5 dwellings completed, 6 remaining. Developer information recieved from Sarah Heron (Rydon Homes) on 14/07/2015. Construction well underway (week 50) with expected completion in Aug 2015.
Land On The North Side Of, Shopwhyke Road, Shopwhyke,	Oving	O/11/05283/OUT & O/14/02826/REM	Outline permission granted August 2013 for 500 dwellings (350 market and 150 affordable) Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Site in one private ownership, no known ownership issues. RM permissiion granted for consutruction of spine road, Jan 2015.	0	40	78	108	113	95	66	0	0	0	0	0	0	0	0	434	66	500	RM permission granted for construction of spine road. Work to clear and level site now underway. Updated phasing based on information from developer's agent, Graham Beck (Luken Beck) on 10/07/2015. Reasons given for delays to delivery - Lengthy discussions with Southern Water regarding foul drainage and capacity issues combined with major earthworks required before housing development can commence.
Park Farm, Park Lane	Selsey	SY/14/02186/OUTEIA	Planning Committee (27/05/2015) resolution to permit subject to S106 agreement hybrid planning application for mixed development, including otlne planning permission for up to 139 dwellings. Supersedes SY/11/04954/OUT (site ref SY526) which has now expired. Site suitability for housing and contribution towards sustainable communities considered during determination of the application. No known ownership issues.	0	0	20	40	40	39	0	0	0	0	0	0	0	0	0	139	0	139	Outline planning permission (SY/11/04954/OUT) granted on appeal for 50 dwellings has now expired. Revised hybrid application for mixed use development including 139 dwellings has Planning Committee resolution to permit subject to S106 agreement. S106 not yet agreed, so development now phased in Years 3-6.

Site address	Parish	Planning permissions/ references	Comments on deliverability	2015 - 2016	2016 - 2017	2017- 2018	2018- 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	2027 - 2028	2028 - 2029	Projected net dwellings 2015-16	Projected net dwellings 2016 - 2021	Projected dwellings post 2021	Total net available dwellings	Updated Comments on Phasing
Land South of Graylingwell Drive	Chichester	Chichester LP Policy 14 & Sites in Chichester City North Development Brief	Site allocated in Chichester Local Plan: Key Policies (Policy 14) for residential uses, student accommodation and/or a residential care home. Further guidance is provided in <i>Sites in Chichester City North Development Brief</i> (adopted January 2012). Assumed number of dwellings based on capacity assessment in 2014 SHLAA.	0	0	30	50	50	0	0	0	0	0	0	0	0	0	0	130	0	130	Sussex Pasrtnership NHS Trust Lands allocated for residential uses in Chichester Local Plan: Key Policies, with further guidance in Sites in Chichester City North Development Brief. SHLAA 2014 identifies site for 130 dwellings phased in period 2014-2019. Outline application (CC/15/00743/OUT) under consideration for up to 160 dwellings. Will require S106 agreement and submission of RM, so phased in Years 3-5.
Windmill Bungalow, Queens Avenue	Donnington	No planning application.	Site within the Chichester (Stockbridge) settlement policy boundary and identified in the SHLAA 2014 as having potential for development. Site area 0.41ha. Land in one private ownership.	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	16	0	16	Identified SHLAA site within existing defined settlement boundary with no significant constraints to development. SHLAA 2014 phases site in period 2014-2019. No planning application yet submitted, so has been phased in Year 4 (2018-2019).
West of Chichester SDL	Chichester	Chichester LP Policy 15	Site allocated in the Chichester Local Plan: Key Policies (Policy 15) (following Modifications) for 1,600 homes (of which 1,250 homes should be delivered during Plan period). Site suitability for housing and contribution towards sustainable communities considered during Local Plan examination.	0	0	25	75	75	100	125	125	125	125	125	125	125	100	0	275	975	1,250	Strategic development location allocated in Chichester Local Plan. Outline planning application (CC/14/04301/OUT) for Phase One (750 dwellings) under consideration. Updated phasing based on timescales set out by developer agent, Paul Thomas (White Young Green) in an email dated 02/07/2015. Ths indicates Phase 1 first completions from Aug 2017 & Phase 2 first completions from Aug 2020. Assumes provision of onsite wastewater treatment facility as part of development.
Westhmpnett/ North East Chichester SDL (Westhmapnett part)	Chichester	Chichester LP Policy 17	Part of site allocated in the Chichester Local Plan: Key Policies (Policy 17) for 500 homes. Site suitability for housing and contribution towards sustainable communities considered during Local Plan examination.	0	0	40	65	65	65	65	0	0	0	0	0	0	0	0	235	65	300	Part of strategic development location allocated in Chichester Local Plan. Outline planning application (WH/14/01159/OUTEIA) for 300 dwellings currently under consideration. Updated development phasing based on information submitted in support of planning application by applicant's wastewater consultants, Brockbank (July 2015) based on availability of wastewater treatment capacity. This takes account of recent information provided by Southern Water indicating that the Tangmere WwTW expnasion is now scheduled for completion by end of Dec 2017. Developer phasing assumes completion of first 30 dwellings utilising existing available wastewater capacity ahead of Tangmere WwTW upgrade.
Westhmpnett/ North East Chichester SDL (Chichester part)	Westhampnett	Chichester LP Policy 17	Part of site allocated in the Chichester Local Plan: Key Policies (Policy 17) for 500 homes. Site suitability for housing and contribution towards sustainable communities considered during Local Plan examination.	0	0	0	0	0	0	0	0	50	50	50	50	0	0	0	0	200	200	Part of strategic development location allocated in Chichester Local Plan. Development phased to follow completion of Phase 1 of site at Westhampnett, assuming similar rate of development.
Tangmere SDL	Tangmere	Chichester LP Policy 18	Site allocated in the Chichester Local Plan: Key Policies (Policy 18) for 1,000 homes. Site suitability for housing and contribution towards sustainable communities considered during Local Plan examination.	0	0	0	50	75	75	100	100	100	100	100	100	100	100	0	200	800	1,000	Strategic development location allocated in Chichester Local Plan. Delivery requires provision of additional wastewater treatment capacity, to be provided through the proposed expansion/upgrade of Tangmere WwTW. Recent information provided by John Spence (Southern Water) in an email dated 07/07/2015 indicates that the Tangmere WwTW expnasion is now scheduled for completion by end of Dec 2017. Therefore development can potentially commence earier than assumed in Local Plan, with first completions in 2018/19.
Land at Nursery Site (west of B2133 Guildford Road)	Loxwood	Loxwood Neighbourhood Plan Policy 5	Site proposed for allocation in the draft Loxwood Neighbourhood Plan (Policy 5) for indicative minimum of 43 dwellings. Site suitability for housing and contribution towards sustainable communities considered during neighbourhood plan examination.	0	0	0	20	23	0	0	0	0	0	0	0	0	0	0	43	0	43	No specific phasing included in NP policy, however supporting text states that the parish will seek to permit some development of the site in the medium term (up to 5 years). Outline application (LX/15/02012/OUT) submitted July 2015, so phased in Years 3 & 4.

## Appendix MH08



## **Extracts from National Planning Practice Guidance**

### **Housing and economic land availability assessment**

#### **Methodology – Stage 5: Final evidence base**

Paragraph: 019 Reference ID: 3-019-20140306

What factors should be considered when assessing the suitability of sites/broad locations for development?

Plan makers should assess the suitability of the identified use or mix of uses of a particular site or broad location including consideration of the types of development that may meet the needs of the community. These may include, but are not limited to: market housing, private rented, affordable housing, people wishing to build their own homes, housing for older people, or for economic development uses.

Assessing the suitability of sites or broad locations for development should be guided by:

- the development plan, emerging plan policy and national policy;
- market and industry requirements in that housing market or functional economic market area.

When assessing the sites against the adopted development plan, plan makers will need to take account of how up to date the plan policies are and consider the appropriateness of identified constraints on sites/broad location and whether such constraints may be overcome.

Sites in existing development plans or with planning permission will generally be considered suitable for development although it may be necessary to assess whether circumstances have changed which would alter their suitability. This will include a re-appraisal of the suitability of previously allocated land and the potential to designate allocated land for different or a wider range of uses. This should be informed by a range of factors including the suitability of the land for different uses and by market signals, which will be useful in identifying the most appropriate use.

In addition to the above considerations, the following factors should be considered to assess a site's suitability for development now or in the future:

- physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
- potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation;
- appropriateness and likely market attractiveness for the type of development proposed;
- contribution to regeneration priority areas;

- environmental/amenity impacts experienced by would be occupiers and neighbouring areas.

Revision date: 06 03 2014

Paragraph: 020 Reference ID: 3-020-20140306

What factors should be considered when assessing availability?

A site is considered available for development, when, on the best information available (confirmed by the call for sites and information from land owners and legal searches where appropriate), there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips tenancies or operational requirements of landowners. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell. Because persons do not need to have an interest in the land to make planning applications, the existence of a planning permission does not necessarily mean that the site is available. Where potential problems have been identified, then an assessment will need to be made as to how and when they can realistically be overcome. Consideration should also be given to the delivery record of the developers or landowners putting forward sites, and whether the planning background of a site shows a history of unimplemented permissions.

Revision date: 06 03 2014

Paragraph: 021 Reference ID: 3-021-20140306

What factors should be considered when assessing achievability including whether the development of the site is viable?

A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic [viability of a site](#), and the capacity of the developer to complete and let or sell the development over a certain period.

Revision date: 06 03 2014

Paragraph: 022 Reference ID: 3-022-20140306

What happens when constraints are identified that impact on the suitability, availability and achievability?

Where constraints have been identified, the assessment should consider what action would be needed to remove them (along with when and how this could be undertaken and the likelihood of sites/broad locations being delivered). Actions might include the need for investment in new infrastructure, dealing with fragmented land ownership, environmental improvement, or a need to review development plan policy, which is currently constraining development.

Revision date: 06 03 2014



Paragraph: 023 Reference ID: 3-023-20140306

How should the timescale and rate of development be assessed and presented?

The local planning authority should use the information on suitability, availability, achievability and constraints to assess the timescale within which each site is capable of development. This may include indicative lead-in times and build-out rates for the development of different scales of sites. On the largest sites allowance should be made for several developers to be involved. The advice of developers and local agents will be important in assessing lead-in times and build-out rates by year.

Revision date: 06 03 2014

## Appendix MH09

**FW: Land to the NW of Crooked Lane, Birdham, Chichester - Our ref: BI/13/01391/FUL Your ref: ALL/EVA147/2**

Stephen Harris

**Sent:** 25 November 2014 08:59

**To:** DCPlanning

PI file

**Stephen Harris**

Senior Planning Officer

Development Management

Chichester District Council

Tel: 01243 53 4566 | Fax: 01243 776766 | [sharris@chichester.gov.uk](mailto:sharris@chichester.gov.uk) | <http://www.chichester.gov.uk>

[www.facebook.com/ChichesterDistrictCouncil](http://www.facebook.com/ChichesterDistrictCouncil) | [www.twitter.com/ChichesterDC](http://www.twitter.com/ChichesterDC)

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**From:** Stephen Harris

**Sent:** 25 November 2014 08:59

**To:** 'alix.lee@adamsandremers.com'

**Subject:** Land to the NW of Crooked Lane, Birdham, Chichester - Our ref: BI/13/01391/FUL Your ref: ALL/EVA147/2

FAO Alix Lee

Dear Sirs

I am writing further to receipt of your letter of 14 November 2014 addressed to the District Council's Planning Department.

Following consultation with colleagues in the Council's Legal Services, Estates and Housing Sections I can confirm that the Council has no current intention to exercise its compulsory purchase powers in respect of any land located within the application site for planning application reference BI/13/01391/FUL.

Please contact me if you require any further assistance.

Yours faithfully

**Stephen Harris**


Senior Planning Officer

Development Management

Chichester District Council

Tel: 01243 53 4566 | Fax: 01243 776766 | [sharris@chichester.gov.uk](mailto:sharris@chichester.gov.uk) | <http://www.chichester.gov.uk>

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Planning Department  
Chichester District Council  
East Pallant House  
Chichester  
West Sussex  
PO19 1TY

**Our Ref**  
ALL/EVA147/2

**Date**  
14 November 2014

Also sent by email: [dcplanning@chichester.gov.uk](mailto:dcplanning@chichester.gov.uk)

Dear Sirs

**Land to the North West of Crooked Lane, Birdham, Chichester**  
**Planning Ref: 13/01391/FUL**

We refer to the above. We are instructed by Mrs Evans of Hedgecox, Crooked Lane, Birdham, PO20 7HB.

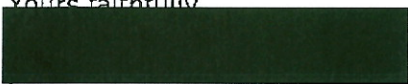
We kindly ask for your confirmation as to whether there is any intention by the Council to exercise its compulsory purchase powers in respect of the track leading to the above mentioned development site, as identified in red on the enclosed plan.

As you will be aware, the track is not owned by Martlet Homes Limited, who have been granted permission to develop the field. We understand that it has been recorded from the very commencement of the planning process (we refer for example to item 18 of the Executive Board Agenda dated 13/07/2010) that the field did not include the above mentioned track and that the owner of the field had not been able to register ownership of the track. The position has not changed. Indeed, Martlet Homes Limited have also failed to sufficiently show that they have a prescriptive (or any other) right of way over the track. Martlet Homes Limited appear to have purchased a "land locked" field, which arguably, was a poor commercial decision on their part.

If it is the Council's intention to acquire the land on which the track is sited, we would be grateful if you would confirm the stage that the process has reached.

We look forward to hearing from you and thank you in advance for your assistance. Should you require any further information, please do not hesitate to contact the writer on the direct details as set out below.

Yours faithfully



Adams & Remers LLP

Email [alix.lee@adamsandremers.com](mailto:alix.lee@adamsandremers.com)  
DD 01273403260  
Fax 01273403352  
EVA147/2/7565LF~1.DOCX

A&R.

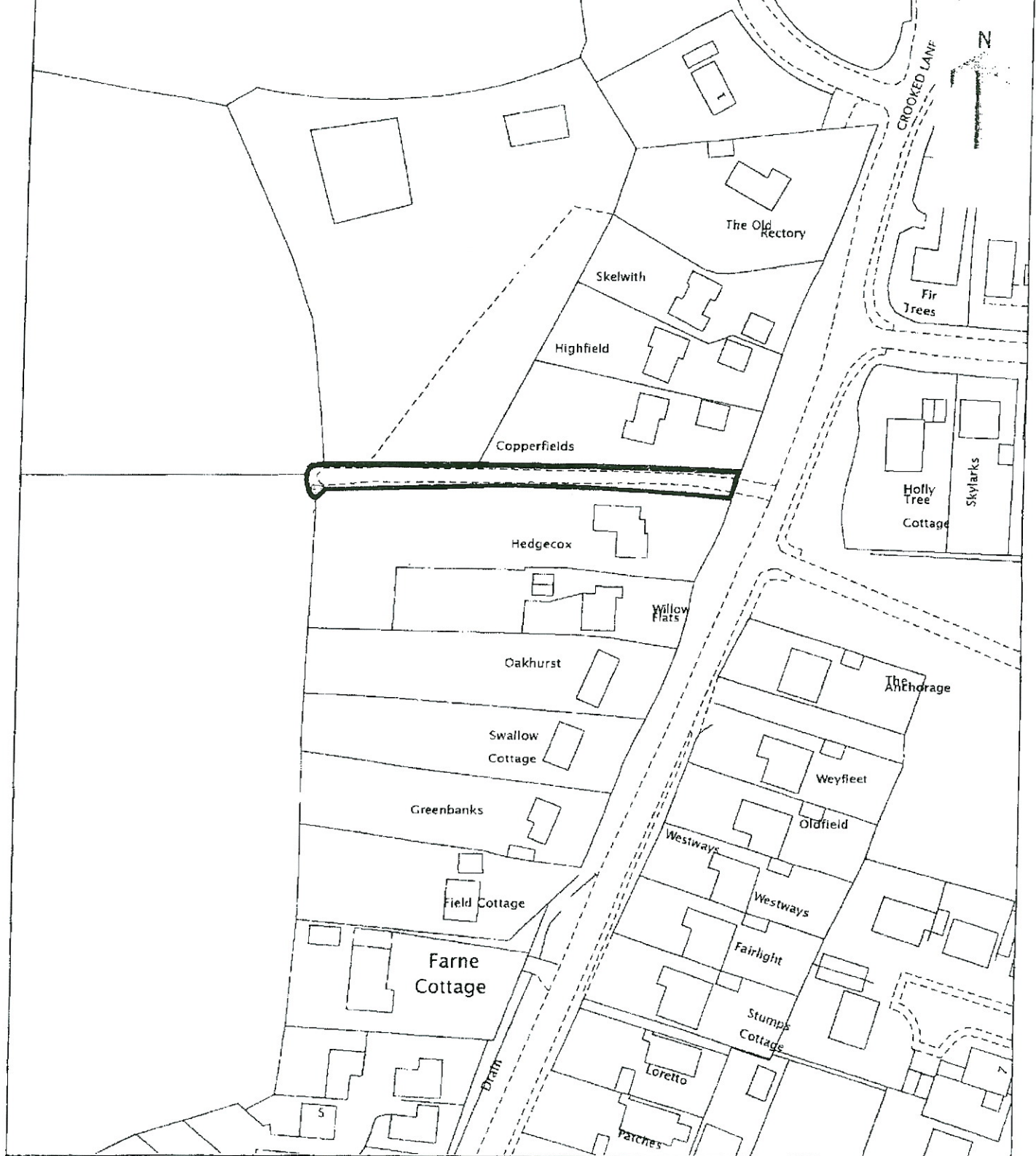
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Land Registry  
Official copy of  
caution plan

Title number **WSX351105**  
Ordnance Survey map reference **SU8200SW**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **West Sussex : Chichester**



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## Mark Sturman

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**From:** Mark Hewett  
**Sent:** 13 August 2015 14:30  
**To:** alix.lee@adamsandremers.com  
**Subject:** Land to the North West of Crooked Lane

Dear Ms Lee

Further to our telecom just now, I am writing in connection with a forthcoming planning appeal by Sunley Estates.

I have been commissioned by them to independently assess the likely housing trajectory in Chichester District and your clients land is forecast by them as being developed for 15 houses next year.

This surprised me since the correspondence on the Councils website pointed to a 'land-locked' site.

You advised that you are unable to comment on the particulars of this unresolved matter but I asked if you could forward my details to your client and ask her to contact me.

I trust this is in order.

Kind regards

Mark Hewett

Kind regards  
Mark Hewett  
Partner  
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## Appendix MH10

**From:** "Samuel Mogridge (Linden Homes)" <[Samuel.Mogridge@gallifordtry.co.uk](mailto:Samuel.Mogridge@gallifordtry.co.uk)>  
**Date:** Thursday, 13 August 2015 15:28  
**To:** Mark Hewett <[mh@intel-land.com](mailto:mh@intel-land.com)>  
**Subject:** RE: Graylingwell/Kingsmead Ave & West of Chichester SDL

Dear Mark,

Yes I agree that is correct. I would note that Graylingwell is not a site that I directly manage but I have confirmed the details with the appropriate personnel.

Kind Regards

Sam

Sam Mogridge BSc(Hons) MRICS  
Strategic Land and Planning  
Manager  
[sam.mogridge@lindenhomes.co.uk](mailto:sam.mogridge@lindenhomes.co.uk)

Tel:  
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Guildford  
Surrey GU1 1UJ



**From:** Mark Hewett [<mailto:mh@intel-land.com>]  
**Sent:** 13 August 2015 15:24  
**To:** Samuel Mogridge (Linden Homes)  
**Subject:** Graylingwell/Kingsmead Ave & West of Chichester SDL

Dear Mr Mogridge,

Further to our telecom just now, I am writing in connection with a planning appeal by Sunley Estates for a site in Chichester District. Specifically, I have been asked by them to independently assess the 5 year housing land supply in the district.

We discussed the above sites where Linden Homes is either in control or ownership of the land and this note is a record of those discussions:-

#### **Graylingwell/Kingsmead Ave**

Permission was granted for Graylingwell Park and Kingsmead Avenue separately, and together they have a combined total of 793 dwellings for the 'Graylingwell development'. The development despite being under separate planning permissions is considered by Linden as one single development site/outlet and is being/will be delivered as such.

#### **West of Chichester SDL**

Linden and Miller have submitted an outline planning application for phase 1 of this development (750 dwellings). You anticipate that the councils first completion forecast of 2019-20 is realistic bearing in mind the usual outstanding matters and the intention is for there to be 2 outlets (Miller and Linden) on site.

I trust this is an accurate reflection of our discussion and would be grateful if you could drop me a return email to confirm.

Best wishes,

Mark Hewett

Kind regards

Mark Hewett

Partner

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May 2011. Any advice attached is not a formal ("Red Book") valuation, and neither Intelligent Land or the author can accept any responsibility to any third party who may seek to rely upon it, as a whole or any part as such.

If formal advice is required this will be explicitly stated along with our understanding of limitations and purpose.

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## Appendix MH11