

## **Brownfield Land Register**

### **1 Introduction**

The Government is committed to maximising the number of new homes built on suitable brownfield land and has set out its intention to ensure that 90% of suitable brownfield sites have planning permission by 2020.

This document provides a summary of the Council's brownfield land register, sets out the criteria for assessment of sites for inclusion on the register, and indicates which sites were excluded from the register.

The Council is legally required to prepare, maintain and publish a register of brownfield (previously developed) land within the District. Brownfield land registers are intended to provide up-to-date and consistent information on sites that local authorities consider to be appropriate for residential development.

The brownfield land register for Chichester District has been produced in accordance with the Town and Country Planning (Brownfield Land Register) Regulations 2017, which set out the requirements of the Register and what Local Planning Authorities are expected to produce.

#### **What is brownfield land?**

'Brownfield' or previously developed land is defined in Annex 2 of the National Planning Policy Framework (2012) as:

*"Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously developed, but where the remains of the permanent structure have blended into the landscape in the process of time."*

### **2 Brownfield Land Register Requirements**

Our brownfield land register aims to provide publicly available information on all known brownfield sites considered appropriate for residential development. It will contain data and maps of sites identified from site submissions and collated from existing data sources of Chichester District's Strategic Housing Land Availability Assessment (SHLAA) and emerging Housing and Economic Land Availability Assessment (HELAA), existing planning permissions and pending planning

decisions. The register will be updated as new site information comes forward, and to remove sites where development has taken place.

The Register is in 2 parts:

1. Part 1 is a list of all brownfield sites that have been considered appropriate for residential development;
2. Part 2 is made up of sites which have been taken forward from Part 1 of the Register and given Permission in Principle (PiP).

#### Criteria for inclusion in Part 1 of the Register

In order for sites to be included in Part 1 of the Register they must be considered appropriate for residential development and are required to meet the following criteria:

- The site must meet the definition of 'previously developed land' as set out in Annex 2 of the National Planning Policy Framework;
- The site must be at least 0.25 hectares in size, or capable of supporting at least 5 dwellings;
- The site must be 'suitable' for residential development – the land has extant planning permission for housing or housing-led development; has been allocated for development in the Local Plan, Site Allocations Development Plan Document or a Neighbourhood Plan; or is considered appropriate under Local Plan policy;
- The site must be 'available' for residential development – there is no impediment to development in terms of either ownership issues or legal constraints on the land; and
- Development of the land is considered 'achievable' – the land will be developed within 15 years.

The inclusion of a site in Part 1 of the Register does not mean it will automatically be granted planning permission or permission in principle.

#### Criteria for inclusion in Part 2 of the Register

Part 2 of the brownfield land register comprises only those sites in Part 1 that the Council has decided are suitable for a grant of permission in principle for residential development.

Sites deemed appropriate for permission in principle will only be entered onto Part 2 of the Register following appropriate publicity, notification and consultation requirements have been met, and other procedures set out in the regulations (such as screening the site against EIA requirements, if necessary) have been met, and the Council remains of the opinion that permission in principle should be granted.

Permission in principle will be granted for the provision of a number of dwellings fall within the range specified in the relevant entry for Part 2 and for any non-residential development described in the entry.

Where a site is granted permission in principle, it must then be followed by an application for Technical Detail consent to agree the details of the scheme before it has full planning permission.

The Council hopes to identify sites that could be considered for permission in principle by the end of March 2018. Consultations on potential Part 2 sites will take place between April and August 2018, after which any proposed sites for the annual review of the brownfield sites will be put forward to Council for their approval.

If you have a site that may be of interest to us outside of the call for sites consultation, or you wish to be added to our consultation/update list, then please get in touch via email at [planningpolicy@chichester.gov.uk](mailto:planningpolicy@chichester.gov.uk)

### **3 Brownfield Land Register (Part 1)**

This section comprises a summary of Part 1 of the Council's Brownfield Land Register, listing all sites considered to be suitable, available and achievable for residential development in accordance with the criteria listed under Regulation 4 of the Brownfield Land Register Regulations. The list includes sites that have already been granted full or outline permission, but does not indicate which sites may be granted permission in principle.

The Brownfield Land Register has been compiled in accordance with the Brownfield Land Register Data Standard published by the Department for Communities and Local Government, and is set out in a standardised open spreadsheet with a consistent structure which is designed to enable analysis of the information by data analysis software. Local planning authorities are encouraged to make their registers available in this format so they can meet the requirements of any request for information issued by the Secretary of State. The government intends to 'harvest' the data from the spreadsheets to develop a more comprehensive understanding of the location and capacity of brownfield land suitable for development in England.

The full spreadsheet is available on the Council's website.

#### Methodology

A long list of sites was derived from planning application data, the Chichester Local Plan and Site Allocations Development Plan Document (DPD), housing monitoring and the Council's Housing and Economic Land Availability Assessment (HELAA). HELAA sites promoted to the Council in 2016 and 2017 have been included. The list of sites compiled exclude those sites allocated for employment uses in the Local Plan, Site Allocations DPD and Neighbourhood Plans.

The long list of sites was subject to a site assessment process, which is set out in Annex 1 to this report.

The list of excluded sites and the justification is set out in Annex 2.

Maps corresponding to each site are in Annex 3.

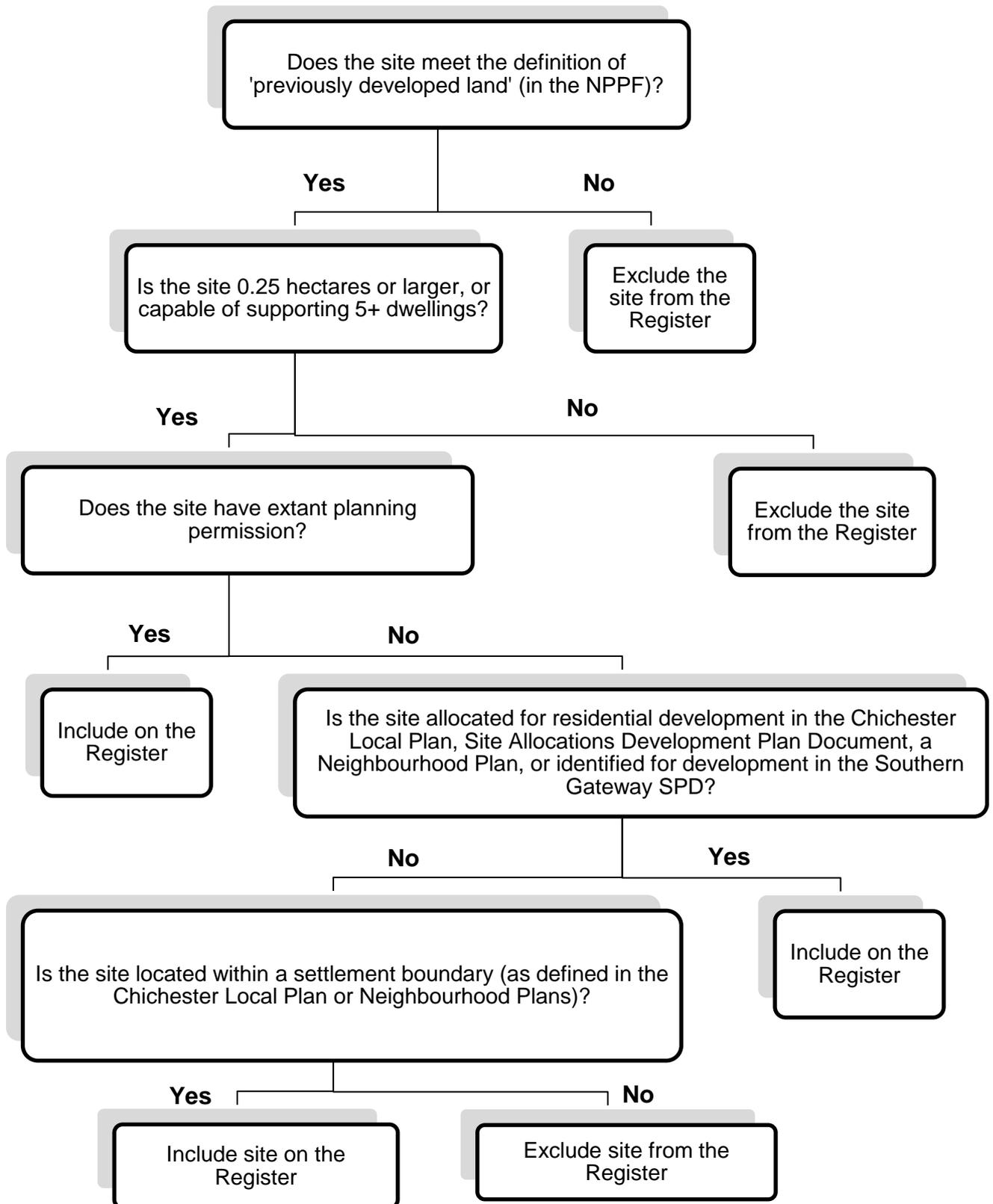
## Summary of Brownfield Land Register (Part 1)

Site Reference	HELAA Reference	Site Name	Parish	Site area (hectares)	Planning status	Planning application reference	Number of dwellings proposed	Description of proposed development	Notes
BLR0001	HCC0029	Bartholomews Specialist Distribution, Bognor Road,	Chichester	1.31	Permissioned	15/02344/FUL	77	Construction of 24 flats and 33 houses with associated car parking, landscaping, cycle and bin storage after demolition of storage buildings but retaining office accommodation	
BLR0002	HCC0025	Land south of Graylingwell Drive,	Chichester	7.42	Permissioned	15/00743/OUT	160	Demolition of existing hospital buildings and development of up to 160 new homes including retention and improvement of sports pitch/open space; new pavilion and children's play area; retention of Martin's Farm house for residential use (included in 160 unit total); access arrangements and ancillary works and demolition of pavilion.	
BLR0003	N/A	St Wilfrids Hospice, Grosvenor Road, Donnington	Donnington	0.68	Permissioned	15/01583/OUT	21	Demolition of existing hospice and replacement with 21 no. residential dwellings	
BLR0004	HSY0009	Home Farm Hostel, Chichester Road, Selsey	Selsey	0.14	Permissioned	17/00447/FUL	10	Change of use of existing agricultural workers accommodation to 10. No residential dwellings and associated works	
BLR0005	HLV0003	Land west of Maddoxwood Cottage, Lavant Road, Chichester	Lavant	0.5	Pending decision	17/02581/FUL	10	Erection of 10. No dwellings with the associated car parking and landscaping and retention of Maddoxwood House). Provision of a foot/cycle path	Allocated for housing development within the made Lavant Neighbourhood Development Plan

Site Reference	HELAA Reference	Site Name	Parish	Site area (hectares)	Planning status	Planning application reference	Number of dwellings proposed	Description of proposed development	Notes
BLR0006	N/A	Camellia, Chalk Road	Plaistow	0.26	Permissioned	14/01813/OUT	3	Outline application for the erection of 3 residential units and associated parking (appearance and landscaping matters reserved)	
BLR0007	N/A	Brewhurst Mill, Brewhurst Lane, Loxwood	Loxwood	1.47	Permissioned	15/01235/FUL	1	Residential conversion of part of Brewhurst Mill to dwelling	
BLR0008	N/A	Co-operative Food, Malcolm Road, Tangmere	Tangmere	0.27	Permissioned	16/04038/FUL	3		
BLR0009	HCC0035	Land at the Tannery, Westgate	Chichester	0.55	Not permissioned		16		Density calculated using 30 dwellings per hectare
BLR0010	HCC0040	Metro House, Northgate	Chichester	0.2	Not permissioned		6		Density calculated using 30 dwellings per hectare
BLR0011	HCC0041	Land at Police Station, Kingsham Road	Chichester	0.69	Not permissioned		20		Density calculated using 30 dwellings per hectare
BLR0012	HOV0003	Former Portfield Depot and UMA House, Oving	Oving	2.15	Permissioned	16/02321/OUT	571 student bedrooms	Outline application for the re-development of the site to provide student housing of up to 521 bedrooms with a supporting student hub building, associated amenities, parking and landscaping	571 student bedspaces equivalent to 130 dwellings
BLR0013	N/A	Tangmere Academy, Bishops Road	Tangmere	1.21	Not permissioned		36		Density calculated using 30 dwellings per hectare.  Allocated for housing development within the made Tangmere Neighbourhood Development Plan
BLR0014	HFB0024	98 Fishbourne Road	Fishbourne	0.33	Not		9		

Site Reference	HELAA Reference	Site Name	Parish	Site area (hectares)	Planning status	Planning application reference	Number of dwellings proposed	Description of proposed development	Notes
					permitted				
BLR0015	HWG0017	Clark's Yard, Billingshurst Road	Wisborough Green	0.6	Not permitted		11		Allocated for housing development within the made Wisborough Green Neighbourhood Development Plan

## Annex 1 – Site Assessment Process

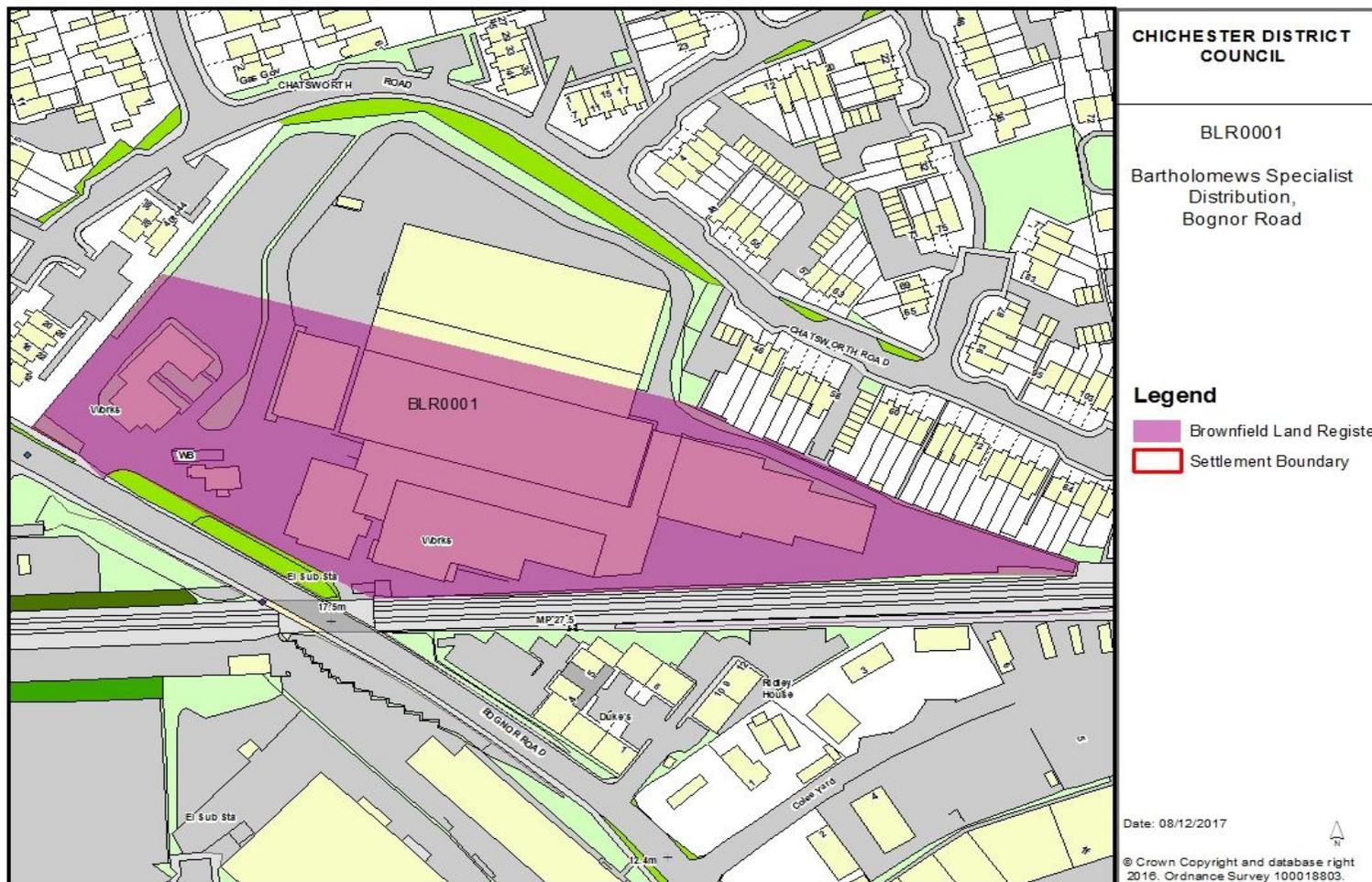


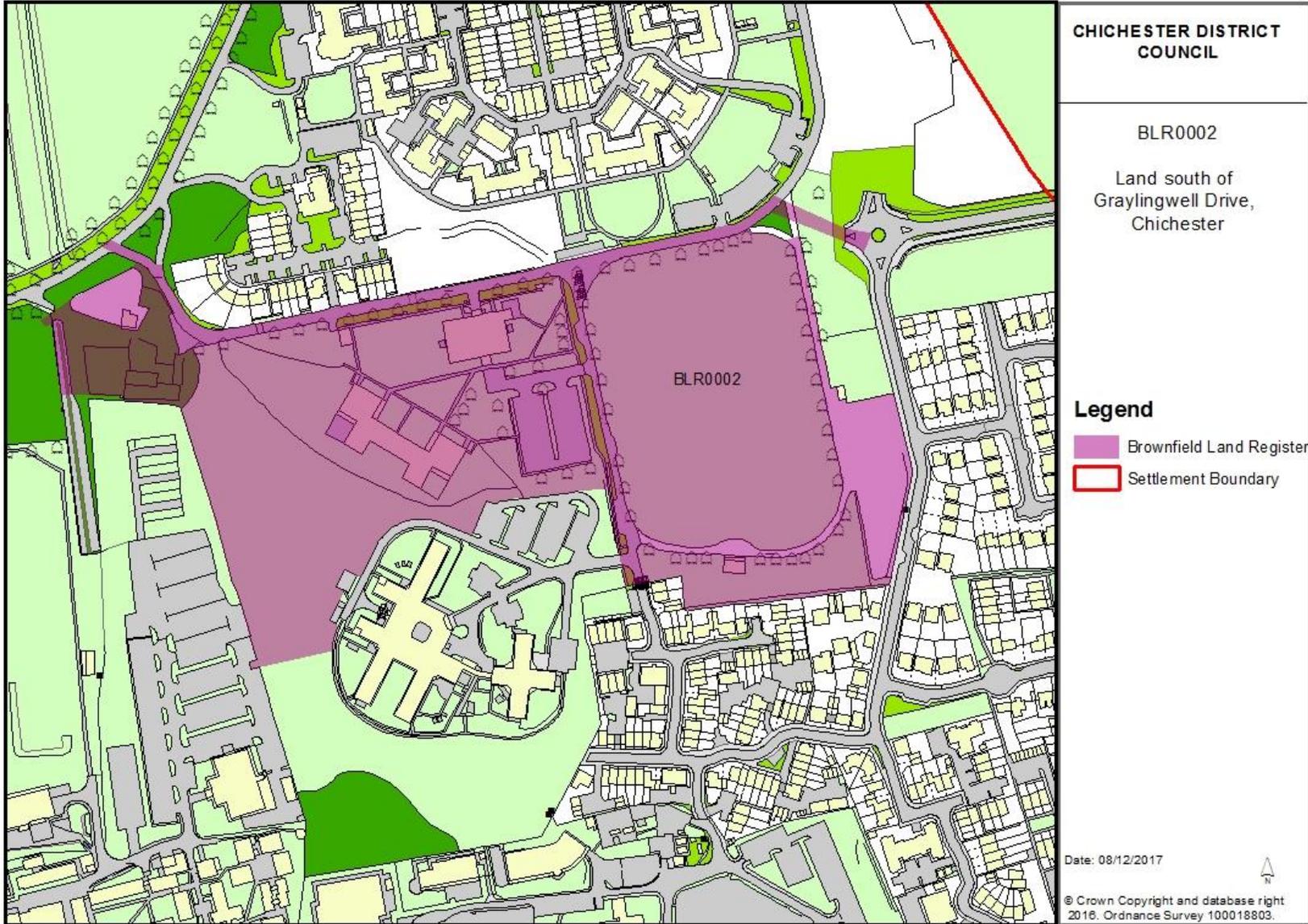
## Annex 2 – Sites excluded from the Brownfield Land Register

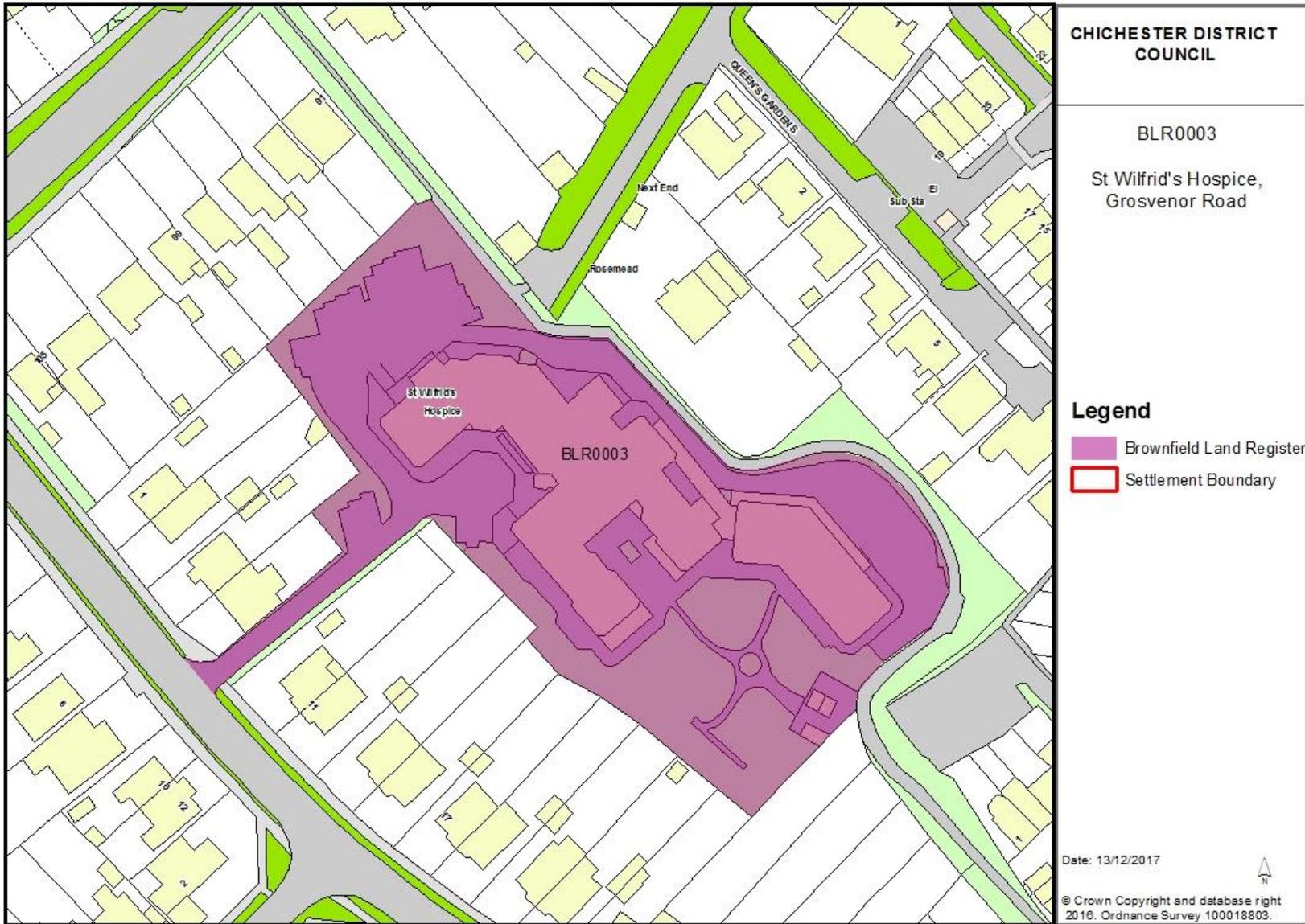
Site Name	Justification for exclusion from Brownfield Land Register
Land at Kelly's Nursery, Bellfield Nursery & Koolbren Nursery, Birdham (horticulture)	Does not meet definition of previously developed land
Wophams Lane Nursery, Birdham (horticulture)	Does not meet definition of previously developed land
Land at Farmfield Nursery, Hunston (horticulture)	Does not meet definition of previously developed land
Drayton Manor Former Landfill Site	Does not meet definition of previously developed land
The French Gardens, Bosham	Outside settlement boundary
South Downs Holiday Park, East Wittering	Outside settlement boundary
Greenacre Nursery, Main Road, Chidham	Outside settlement boundary
Vinnetrow Business Park, Chichester	Outside settlement boundary
Chichester Marina, Birdham	Outside settlement boundary
Southfield, Delling Lane, Bosham	Outside settlement boundary
Crooked Mead Farm, A27 Chichester	Outside settlement boundary
Drayton Depot, Oving	Outside settlement boundary
Land at Shopwyke Industrial Centre	Outside settlement boundary
Land at Springfield Farm, Ifold	Outside settlement boundary
Land north of Main Road at Oaks Farm and Scrap Yard, Southbourne	Outside settlement boundary
Land at Cooks Farm, Southbourne	Outside settlement boundary
Land at the Boatyard, West Itchenor	Outside settlement boundary
Land at Russell's Garden Centre, Birdham	Outside settlement boundary
Land to the rear of Far Close and Oaklands, Chidham & Hambrook	Outside settlement boundary
Land at Coombe Leigh, Chidham & Hambrook	Outside settlement boundary
Land at Eli's Lodge, West Wittering	Outside settlement boundary
Land at Fairyhill and Fairy Cottage, Old Broyle Road, Chichester	Outside settlement boundary
Land to rear of 69 Fishbourne Road, Fishbourne	Outside settlement boundary
Land at Four Ways, Clay Lane, Fishbourne	Outside settlement boundary
Land at Loxwood House,	Outside settlement boundary

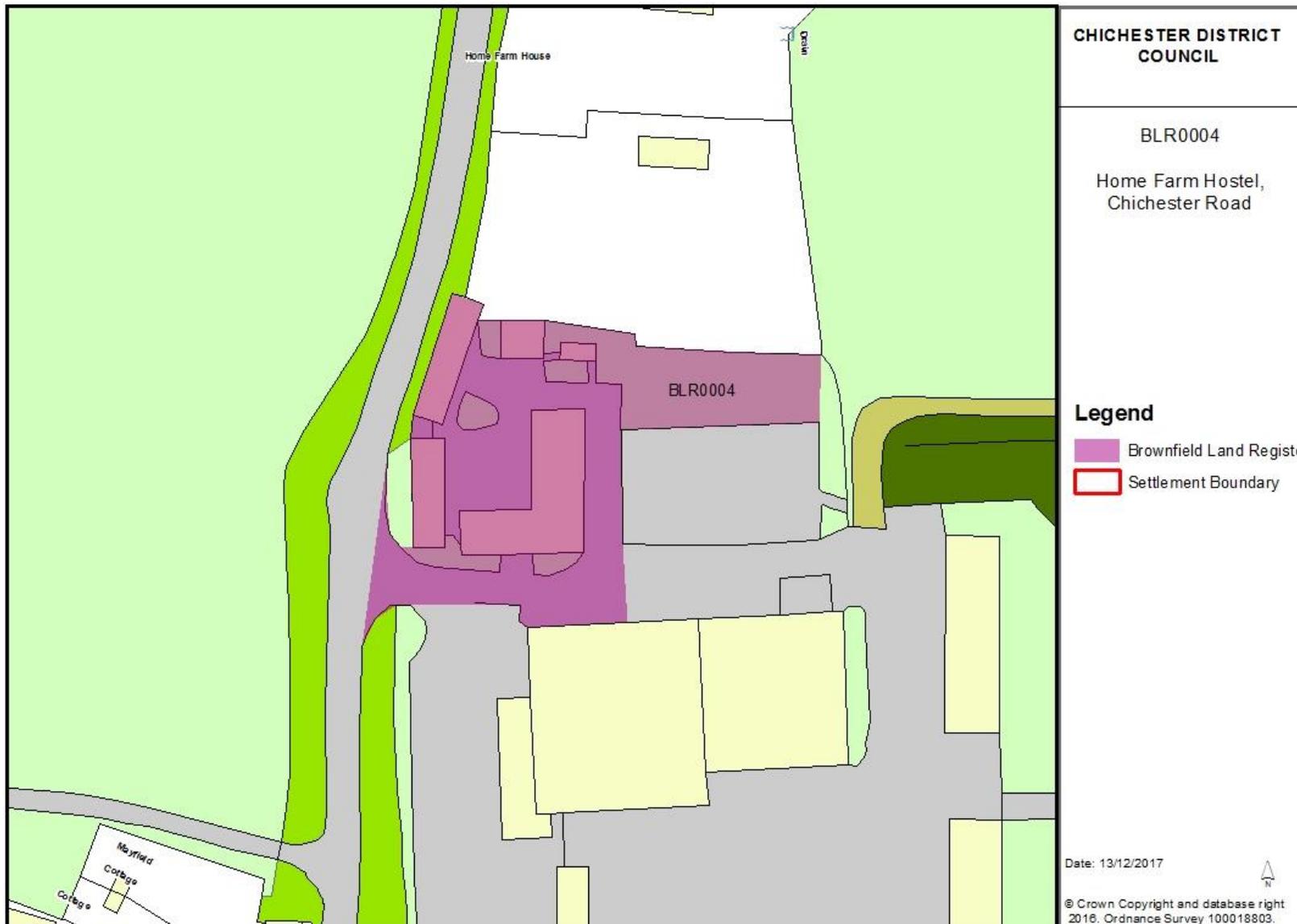
Loxwood	
Land at Lowlands, North Mundham	Outside settlement boundary
Land at Oving Manor, Oving	Outside settlement boundary
Land at Willowbrook Riding Centre, Southbourne	Outside settlement boundary
Land at Hamcroft between Nutbourne West and East, Nutbourne	Outside settlement boundary
Land at City Fields Way (East of Fire Depot), Tangmere	Outside settlement boundary. Allocated for employment uses in Tangmere Neighbourhood Plan
Concrete Apron, Tangmere	Outside settlement boundary
Land at Bramber Plant Centre, West Wittering	Outside settlement boundary
Chichester Garden Centre, Oving	Outside settlement boundary
Sherwood Nursery, Oving (horticulture plus dwelling)	Outside settlement boundary
Lansdowne Nursery, Oving (horticulture plus dwelling)	Outside settlement boundary

### Annex 3 – Maps of sites on the Register



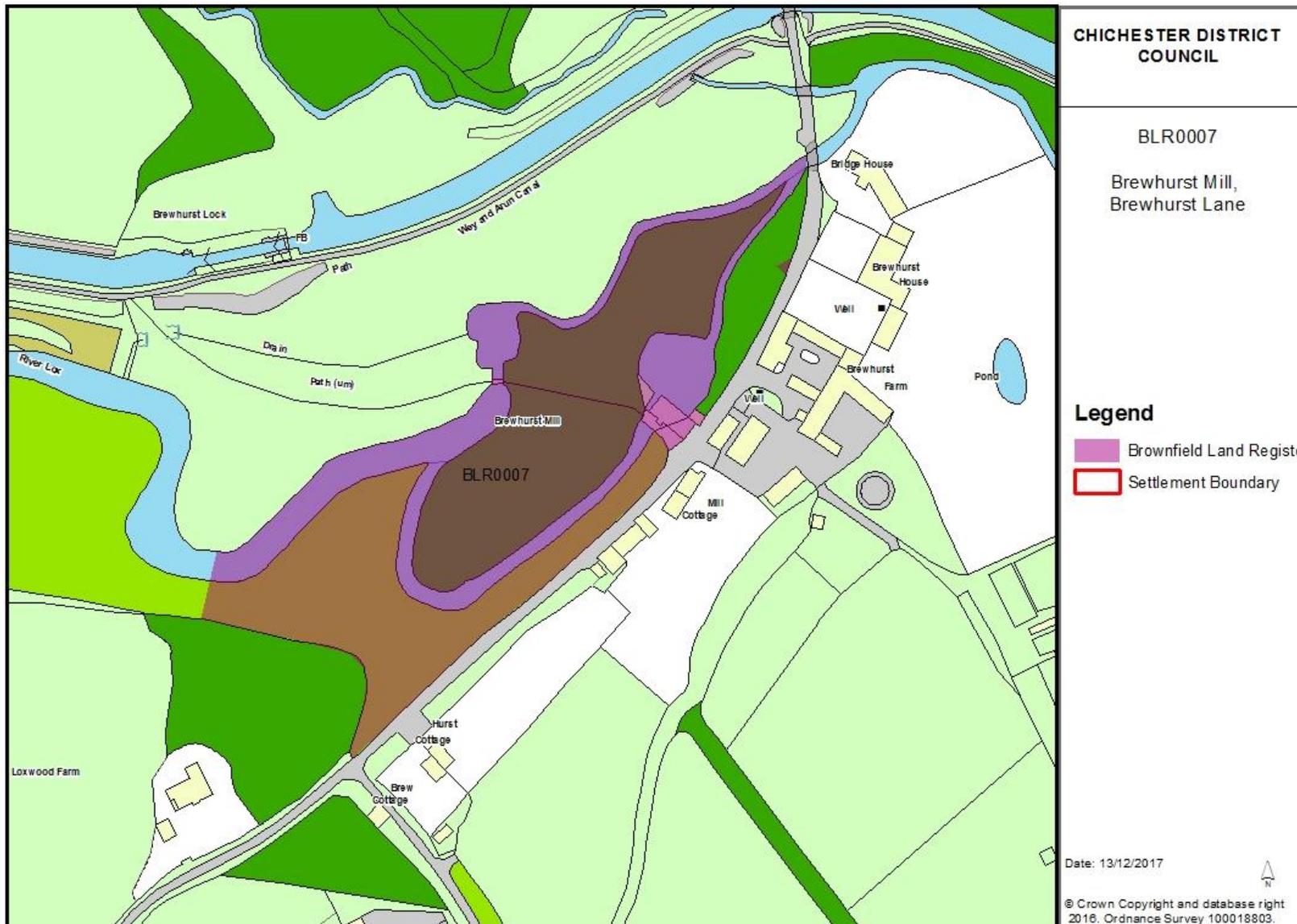




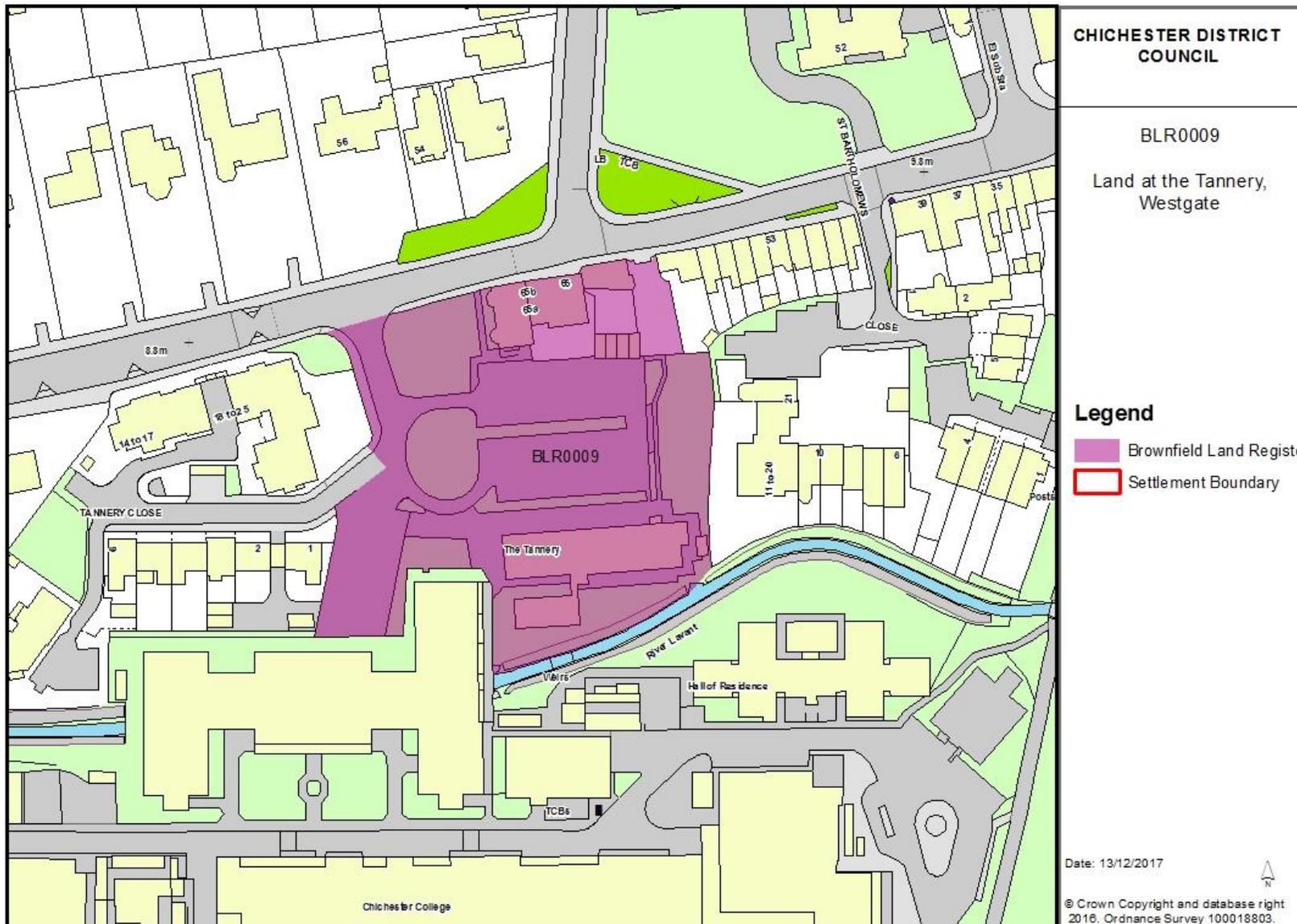


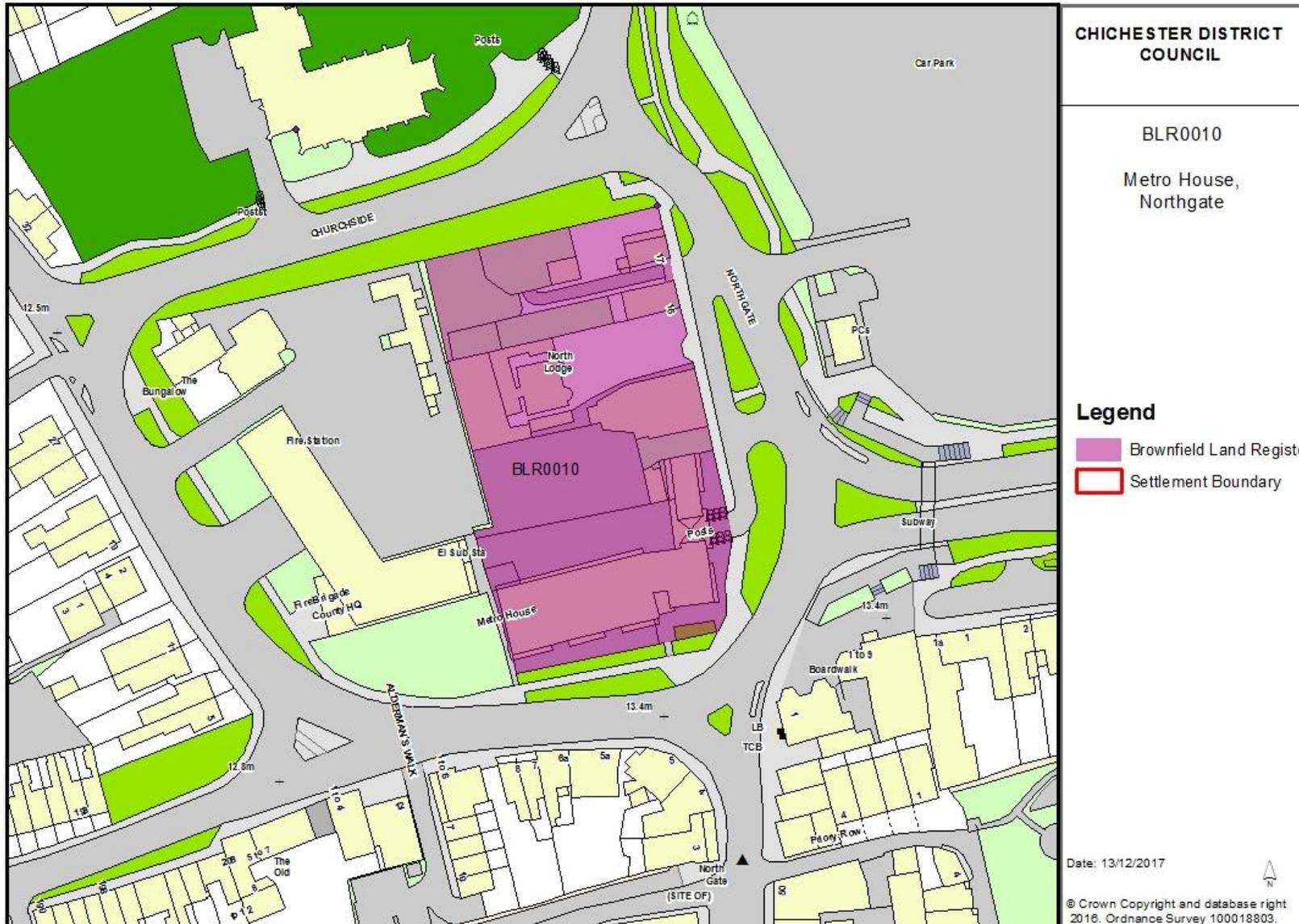




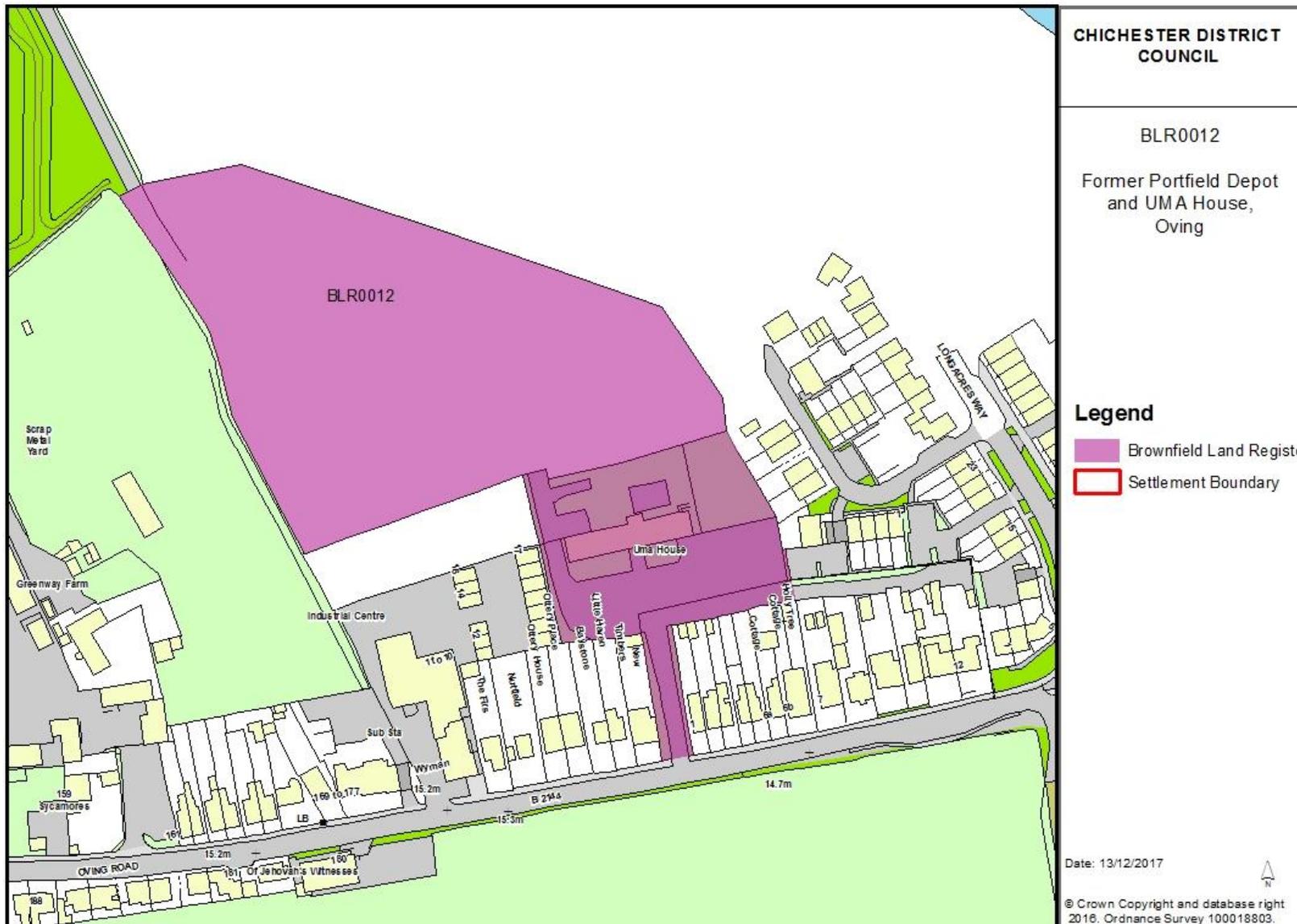


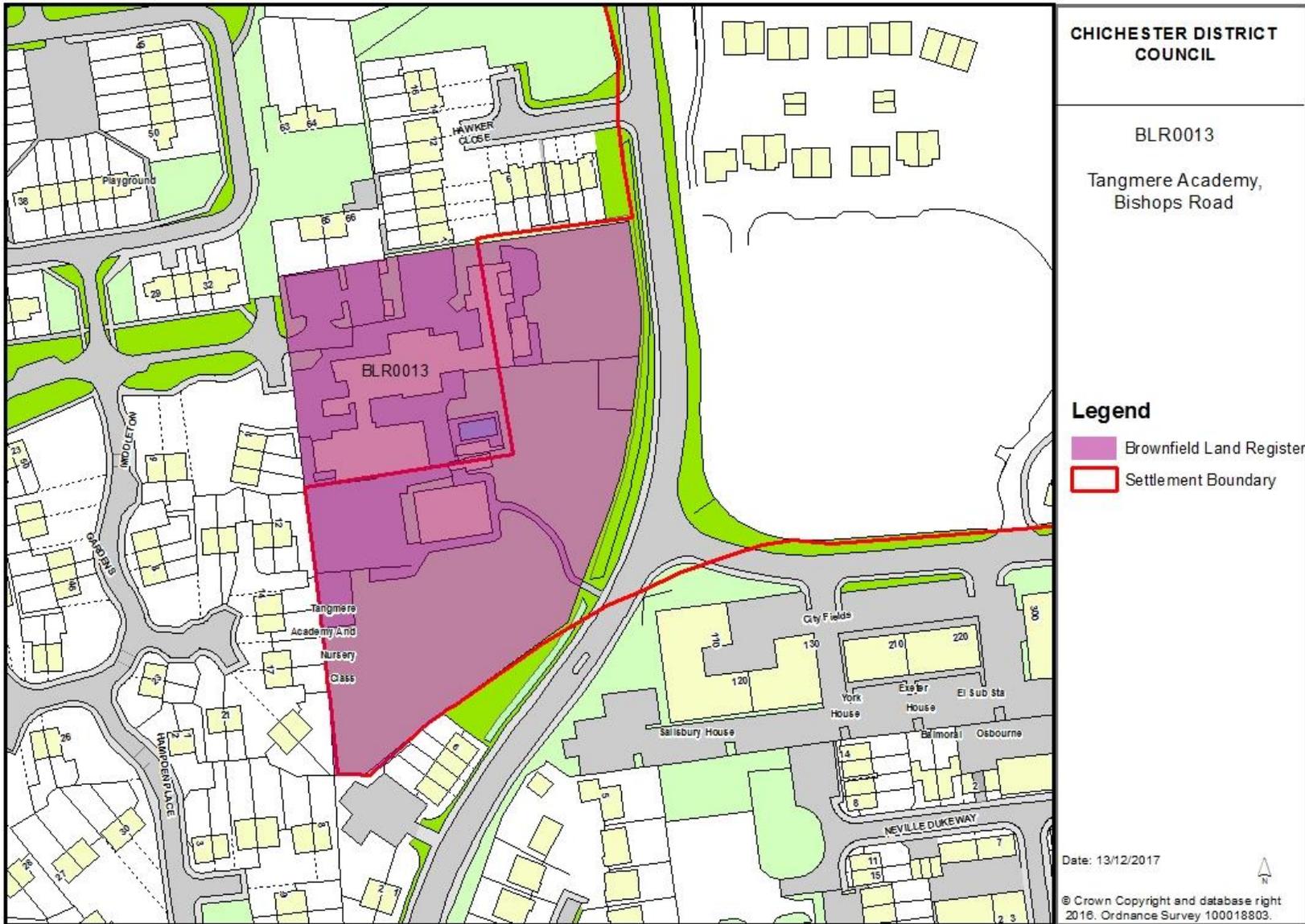


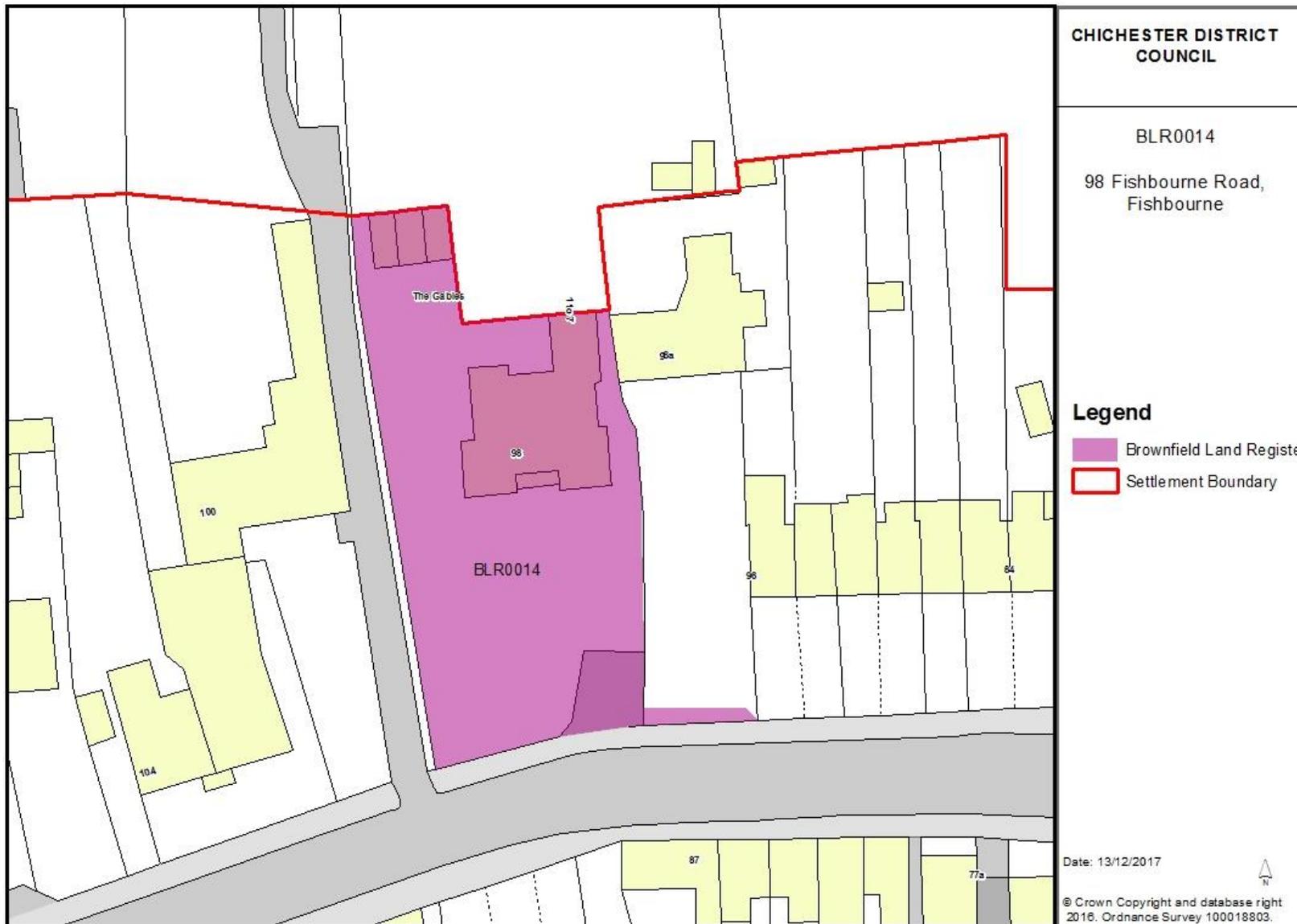












**CHICHESTER DISTRICT COUNCIL**

BLR0014  
98 Fishbourne Road,  
Fishbourne

**Legend**  
Brownfield Land Register  
Settlement Boundary

Date: 13/12/2017  
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