

Chichester Local Plan Area - Five Year Housing Land Supply 2019-2024 Updated Position at 1 April 2019

Introduction

- 1.1 This position statement identifies the five year housing land supply position within the Chichester Plan Area as of 1 April 2019, covering the period through to 31 March 2024. It is based on the housing requirements set out in Policy 4 of the adopted Chichester Local Plan: Key Policies 2014-2029. The information on housing supply is based on data from West Sussex County Council development monitoring as of 1 April 2019, supplemented with additional data on housing site allocations identified in the Local Plan and neighbourhood plans. It also takes account of information on lead-in times and build out rates relating to individual sites.
- 1.2 An explanation of the methodology used to calculate the five year housing land supply is set out below.

Housing Requirement 2019 - 2024

- 1.3 The annual housing requirement of 435 homes per year, as required in the adopted Chichester Local Plan: Key Policies 2014-2029 gives a cumulative requirement of 2,175 net dwellings over the five years 2019-2024. The housing requirement 2019-2024 has been further adjusted to take account of:
 - (i) the cumulative shortfall in housing delivery of 28 net dwellings against the Plan target over the period 2012-2019 (the base date for housing provision in the Local Plan is 1 April 2012);
 - (ii) a 5% buffer added to this adjusted total, as required by the National Planning Policy Framework (NPPF) to ensure choice and competition in the market for land. The extent of the buffer has been informed by the Housing Delivery Test which demonstrates that the Council has successfully been delivering housing for the period 2015-2018 when measured against the housing requirement for that period.
- 1.4 These adjustments have the effect of increasing the five year housing requirement to 2,313 net dwellings (equivalent to 463 homes per year).

Projected Housing Supply 2019 - 2024

- 1.5 Appendix 1 provides a comprehensive schedule of planning permissions and other identified sites within the Chichester Local Plan area. These sites are grouped into six categories:
 - (i) Sites of 5 or more dwellings which were under construction as of 1 April 2019;
 - (ii) Sites of 5 or more dwellings with an outstanding detailed planning permission as of 1 April 2019, or prior approval for change of use to residential;
 - (iii) Sites of 5 or more dwellings with outline planning permission as of 1 April 2019;
 - (iv) Sites allocated in the adopted Chichester Local Plan Key Policies 2014-2029 where no planning permission had been granted as of 1 April 2019;
 - (v) Sites allocated in Neighbourhood Plans that have been formally made where no planning permission had been granted as of 1 April 2019; and

(vi) Small sites (less than 5 dwellings) with both detailed and outline planning permission as of 1 April 2019.

- 1.6 All the sites listed have been assessed in terms of deliverability, based on their availability, suitability and achievability, as required by the NPPF. Sites with outline planning permission or those allocated in the Local Plan, Site Allocations DPD or made Neighbourhood Plans are considered deliverable where there is clear evidence that housing completions will begin on site within five years. The timescale and phasing of development assumed for each site is based on information obtained from site owners and developers, together with discussions with Development Management officers from Chichester District Council, and annual monitoring figures provided by West Sussex County Council following site visits undertaken by their officers.
- 1.7 Housing delivery of small sites (less than 5 dwellings) is assumed at 100% implementation rate where development has started at 1 April 2019. Potential housing delivery from planning permissions on small sites outstanding at 1 April 2019 has been estimated using a formula which assumes a 45% implementation rate on sites where development has not yet started. This assumed completions rate has been used by West Sussex County Council for many years and is based on analysis of past completions. Small sites have been updated to those of less than 5 dwellings (1st April 2018 statement referred to less than 6), following a change to monitoring by West Sussex County Council, in line with the Housing and economic land availability assessment PPG.
- 1.8 Based on the sources of information above, housing sites that are considered to be realistically deliverable within the period 2019-2024 have been included in the five year supply. A large majority of the housing identified for delivery in the five year period is on sites currently under construction, or has detailed planning permission. In addition, the figures assume some housing delivery from the Strategic Development Locations (SDLs) allocated in the Local Plan and from sites allocated in neighbourhood plans. However, allocated sites have only been included in the five year supply where there is evidence of active developer interest in bringing the site forward (e.g. a planning application submitted or pre-application discussions with the Council). For some sites, the Council's assumptions on delivery lead times and build rates reflect the conclusions of inspectors at recent planning appeal inquiries.
- 1.9 The housing supply figures include a windfall allowance for small housing developments of less than 5 homes, which has been calculated in accordance with the NPPF (paragraph 70). The projected annual delivery of housing on small windfall sites reflects the Local Plan housing provision figures which assume delivery of an average of 58 net dwellings per year. This figure is based on historic trends for small site completions (excluding residential gardens) over the past 10 years. The exact numbers have fluctuated from year to year, however there is a general trend of small site completions increasing over the past 5 years. The allowance for windfalls has been adjusted to avoid double counting with existing small site planning permissions and therefore is only included in the housing supply figures from 2021/22 onwards.
- 1.10 In combination, the sources of housing supply listed above are expected to deliver a cumulative total of 2,562 net dwellings over the period 2019-2024.
- 1.11 Appendix 2 details sites that are currently not included in the five year housing land

supply. This includes:

- (i) Sites in Neighbourhood Plans that were not formally 'made' at 1st April 2019 which did not have outline or detailed permission as of 1st April 2019
- (ii) Sites with technical start but known delivery constraints, unlikely to deliver within 5 year period as at 1st April 2019
- (iii) Sites of 5 or more dwellings permitted after 1st April 2019
- (iv) Sites for student or older people's housing with planning permission as of 1st April 2019.

1.12 Whilst these sites are not currently included within the Council's calculation of five year land supply as of 1 April 2019, this will be kept under review as further information becomes available about the progress made on bringing these sites forward for development. In total, the sites identified from these sources could provide for the equivalent of 388 additional dwellings towards the Council's five year land supply position if all were to come forward.

1.13 In addition, there are also 3 strategic housing allocations in the adopted Local Plan and Site Allocations DPD, listed in Table E of Appendix 1, where development is not currently expected to come forward in the period up to 2024. Similarly there are also 8 sites within 'made' neighbourhood plans (as identified in Table F of Appendix 1) where development is also not expected to come forward in the period to 2024. The position on these sites will be kept under review.

Housing trajectory for 2012-2029

1.14 The Council regularly reviews the trajectory of anticipated housing supply, monitored against the housing requirements of the adopted Local Plan for the period 2012-2029. The updated housing trajectory as of 1 April 2019 is set out in Appendix 3 through two figures. Figure 1 of Appendix 3 demonstrates the projected housing trajectory of supply from different sources for the plan period up until 2029. Note: the sites in Appendix 2 that are currently not included in the Council's five year supply are included within this trajectory and anticipated to come forward from year 6.

1.15 Figure 2 of Appendix 3 shows actual/projected housing completions against the Local Plan housing target for the plan period up until 2029. This demonstrates that in the year 2019/2020, cumulative housing delivery is expected to have made up for the previous cumulative shortfall from completions for the period 2012-2029.

1.16 Appendix 3 demonstrates that the housing requirement of the adopted Local Plan is expected to continue to be met throughout the lifetime of the Plan.

Conclusion

1.17 **In summary, and as set out in the tables below, the Council's current assessment of five year housing land supply for the Chichester Local Plan area identifies a potential housing supply of 2,562 net dwellings over the period 2019-2024. This compares with an identified housing requirement of 2,313 net dwellings. This results in a surplus of 249 net dwellings, equivalent to 5.5 years of housing supply.**

Chichester Local Plan Area - Five Year Housing Land Supply as of 1 April 2019

Table 1 - Housing Requirement

Housing requirement 2019 - 2024	Net dwellings	Notes
Draft Local Plan housing requirement	2,175	Local Plan target for Chichester Plan area 435 a year x 5 yrs = 2,175 homes
Shortfall against Local Plan housing requirement 2012-2019	28	Total net completions 2012-19 = 3,017 dwellings subtracted from LP target of 3,045 dwellings
Adjusted housing requirement (1) 2019-2024	2,203	
Additional 5% buffer	110	5% buffer applied to 5 year housing requirement + outstanding shortfall = 2,203 x 5%
Adjusted housing requirement (2) 2019-2024	2,313	
Adjusted housing requirement per year 2019-2024	463	Annual housing requirement = 2,313/5 = 463 homes per year

Table 2- Projected Housing Supply

Projected housing supply 2019 - 2024	Net dwellings	Notes
Sites of 5+ dwellings currently under construction	1,431	Sites listed in schedule (further details available on request)
Sites of 5 or more dwellings with an outstanding detailed planning permission	212	Sites listed in schedule (further details available on request)
Sites of 5 or more dwellings with outline planning permission	588	Sites listed in schedule (further details available on request)
Sites allocated in Local Plan 2014-2029	0	Sites listed in schedule (further details available on request)
Sites allocated in made Neighbourhood Plans	0	Sites listed in schedule (further details available on request)
Projected housing from permissions on small sites (< 5 homes)	216	Sites listed in schedule, along with methodology explaining yield calculation (further details available on request).
Total identified housing supply	2,477	
Windfall allowance on sites of under 5 dwellings	115	Allowance for additional housing yield from small sites (excludes existing planning permissions)
Total projected housing supply	2,562	

Table 3 - Projected years of housing supply

Housing supply surplus / deficit	Net dwellings	Notes
Projected housing surplus/shortfall 2019-2024	249	Total projected housing supply less total housing requirement
Projected years housing supply	5.5	Total projected housing supply / Adjusted housing requirement per year

Table C: Sites with detailed (full or reserved matters) permission

WSSC Site ref	Site address	Parish	Local Plan Sub-Area	Planning permissions/references	Category	Current planning status	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	2027 - 2028	2028 - 2029	Projected net dwellings 2019 - 2024	Projected net dwellings post 2024	Total projected net dwellings	Planning Status	Monitoring indicators H2 & H3	Permitted at 1 April 2019	X-Cord	Y-Cord	Permitted dwellings (Gross)	WSSC demolitions	Comments on deliverability				Developer expectations for delivery (date information received)	Comments on Phasing	Site updates	
																											Notes	Permission (date granted)	Detailed permission required before start on site?	Householder/developer on board?				Site constraints/Infrastructure requirements before delivery
WV203	Bartholomews Ltd, Bognor Road	Chichester	East-West Corridor	CC/07/04583/OUT & CC/15/01731/REM	C	Planning permission	0	40	11	0	0	0	0	0	0	0	51	0	51	Detailed permission	NA	Yes	487618	104410	51	0	Planning permission granted for 51 dwellings (31 market and 20 affordable). Site in one private ownership. No known ownership issues or major constraints to development. Development of new site now substantially underway.	Outline (21/12/07) REM (15/10/15)	N	Y	Relocation of business. Development of new site now substantially underway.	2020-21 = 40 2021-22 = 55 2022/23 = 13 (Sept 18)	Development dependent on relocation of business currently on site. Delivery timescales based on information provided by developer.	RM application (CC/15/01731/REM) for 51 dwellings approved 15/10/2015 (development to commence within 2 years). Application for certificate of lawful development (CC/17/03303/PLD) to confirm start to development submitted 13/11/2017. Termination of occupation finalised 1st October 19.
WV238	Bartholomews Specialist Distribution Bognor Road	Chichester	East-West Corridor	CC/15/02344/FUL	C	Planning permission	0	0	44	13	0	0	0	0	0	0	57	0	57	Full permission	Detailed permission not yet started	Yes	487618	104410	57	0	Planning permission granted Sept 2016 for redevelopment for 57 dwellings (40 market and 17 affordable). Site in one ownership. Development requires relocation of existing use but is considered realistically achievable within 5 year period. Development of new site now substantially underway.	Full (13/09/16)	N	Y	Relocation of business. Development of new site now substantially underway.	See Bartholomews Ltd.	Development dependent on relocation of business currently on site. Delivery timescales based on information provided by developer.	Planning application CC/15/02344/FUL for construction of 24 flats and 33 houses. Decision notice issued 13/09/2016. 18/02/2019/FUL application to demolish office building and replace with housing currently under consideration. Current office tenant has deadline to vacate. Timing of occupation finalised 1st October 19.
BO319	Land at Highgrove Farm	Bosham	East-West Corridor	17/03148/FUL Site Allocation DPD Policy BO1	C	Planning permission	0	0	0	0	50	0	0	0	0	0	0	50	Detailed permission	Allocated site	Yes	481807	105197	50	0	Site allocated for 50 dwellings in Site Allocation DPD Proposed Submission (Policy BO1). Site suitability for housing and deliverability considered during examination of DPD.	DPD Allocation Full (15/01/19)	N	Y	N	Further to the draft allocation, Policy AL7, included within the emerging Chichester District Council Local Plan, it is logical that the consented site for 50 units referred to above is brought forward as part of the wider allocation, resulting in a total of 300 units. (04/09/19)	Development phased outside of 5 year period following response from developer regarding larger site allocation.	Full planning application (BO/16/03984/FUL) received 19/12/2016 for construction of 50 dwellings with landscaping, access and associated works. Application withdrawn 20/04/2017. Full planning application (BO/17/03148/FUL) received 15/11/2017 for construction of 50 dwellings. Permitted 15/01/19.	
FB059	98 Fishbourne Road West	Fishbourne	East-West Corridor	FB/17/03564/FUL	C	Planning permission	0	6	0	0	0	0	0	0	0	0	6	0	6	Detailed permission	Detailed permission not yet started	Yes	483823	104718	6	0	Planning permission granted for replacement building providing six, two bedroom apartments, parking and associated works.	Full (01/06/18)	N	Y	N	Start of construction - October 2019 First Occupation - April 2020 2020/2021 - 6 dwellings Issues with market conditions due to oversupply of two bed houses in area. Re-consider SHMA. Concerns of oversupply of housing in CDC. (13/08/2019)	Delivery timescales based on information provided by developer.	Application received 11/12/17 for construction of 6.2 bed apartments. Permitted 01/06/18.
CH096	Greensacre Nursery, Main Road, Chidham	Chidham & Hambrook	East-West Corridor	CH/16/04132/OUT & CH18/03195/REM	C	Planning permission	0	10	0	0	0	0	0	0	0	0	10	0	20	Outline & detailed permissions	Detailed permission not yet started	Yes	478904	105272	10	0	Planning Committee (13/09/2017) resolution to grant outline permission subject to S106 agreement for 10 market dwellings. S106 signed 19/04/18. No known site ownership issues or major constraints to development.	Outline (19/04/18) REM (15/03/19)	N	Y	N	Start of Construction - October 2019 First Occupation - July 2020 2020/2021 - 10 dwellings (24/10/19)	Delivery timescales based on information provided by developer.	Application received 21/02/2017 for reuse of previously developed land for residential development of 10 dwellings and associated works. S106 signed 19/04/18. 18/03/19/REM received 30/12/18, permitted 15/03/19.
	Land West Of Maddoxwood Cottage, Lavant Road	Lavant	East-West Corridor	LV/17/02581/FUL	C	Planning permission	0	0	0	0	10	0	0	0	0	0	10	0	10	Detailed permission	Allocated site	Yes	485613	107334	10	0	Site allocated for 50 dwellings in Site Allocation DPD Proposed Submission (Policy HN1). Site suitability for housing and deliverability considered during examination of DPD. Full application now received and approved.	Full (04/09/18)	N	Y	N	N	Delivery phased for year 5.	Application received 01/05/17 10 no. dwellings with the associated car parking and landscaping and retention of Maddoxwood House. s106 signed 03/09/18. Permitted 04/09/18.
HN44	Land south of Reedbridge Farm	Hunston	Manhood Peninsula	18/01320/FUL Site Allocation DPD Policy HN1	C	Planning permission	0	0	0	7	0	0	0	0	0	0	7	0	7	Detailed permission	Allocated site	Yes	486571	102209	7	0	Site allocated for 7 dwellings in Site Allocation DPD Proposed Submission (Policy HN1). Site suitability for housing and deliverability considered during examination of DPD. Full application now received and approved.	DPD Allocation Full (16/09/18)	N	Y	N	N	Delivery phased for year 4.	Application received 24/05/18 for 7 no. dwellings, parking, landscaping, alterations to access. Permitted 06/09/18.
	49-51 Fishbourne Road East	Chichester	East-West Corridor	CC/17/01287/FUL	C	Planning permission	0	0	37	0	0	0	0	0	0	0	37	0	38	Detailed permission	Detailed permission not yet started	Yes	484312	104656	38	0	Permission granted for redevelopment of the former Downland House HQ office site for 38 no. affordable homes comprising 32 shared ownership apartments and 6 affordable rent houses, car and cycle parking, vehicle and pedestrian access off Fishbourne Road, landscaping, boundary treatment, amenity space and other ancillary development requirements. s106 completed 05/12/18.	Full (06/12/18)	N	Y	N	Start of construction - 01/04/2020 First occupation - 13/10/2021 2021/2022 - 37 dwellings We are currently undergoing the condition discharge procedure. Once all pre commencement conditions have been discharged, the construction contract has been let and the archaeological trial pits have been excavated construction will commence on-site (09/09/19)	Delivery timescales based on information provided by developer.	Redevelopment for 37 new affordable homes comprising 30 shared ownership apartments, 5 affordable rent houses and 2 affordable rent apartments. Permitted 06/12/18.
SY555	17-19 Seal Road, Selsey	Selsey	Manhood Peninsula	SY/18/01629/FUL	C	Planning permission	0	0	0	7	0	0	0	0	0	0	7	0	7	Full permission agreed subject to s106	Detailed permission not yet started	Yes	485260	92506	7	2	Permission granted for alterations and conversion of main property into 7 no. flats and former owners accommodation into 1 no. bungalow with associated access, parking, bin and cycle storage. (NOTE: Currently Care Home loss of 17 bedrooms)	Full (03/12/18)	N	Y	N	N	Demolitions completed. Delivery phased for year 4.	Alterations and conversion of main property into 7 no. flats, demolition of existing bungalow and associated access alterations, parking, bin and cycle storage. Permitted 03/12/18.
XV271	3 The Boardwalk Northgate Chichester	Chichester	East-West Corridor	CC/17/00974/FUL	C	Planning permission	0	0	5	0	0	0	0	0	0	0	5	0	0	Full permission agreed subject to s106	Detailed permission not yet started	Yes	486142	105243	5	0	Change of use of the existing building comprising shops and hair salon (class A1) and cafe (class A3), to form 1 no. restaurant on ground floor (class A3), 4 no. 1 bed maisonettes and 1 no. 2 bed flat (class C3) including associated access	Full (23/11/17)	N	Y	N	N	Commercial units on ground floor underway, partially occupied. Dwellings phased for year 3.	Application submitted 30/03/17 for change of use of the existing building comprising shops and hair salon (class A1) and cafe (class A3), to form 1 no. restaurant on ground floor (class A3), 4 no. 1 bed maisonettes and 1 no. 2 bed flat (class C3) including associated access. Permitted 23/11/17.
KD090	Land On The East Side Of Plaistow Road	Kirdford	Plan Area (North)	KD/15/03367/FUL	C	Planning permission	0	14	8	0	0	16	16	0	0	0	22	32	54	Detailed permission	Detailed permission not yet started	Yes	501450	127250	54	0	Planning Committee (13/12/2017) resolution to grant planning permission subject to S106 agreement for 54 dwellings (38 market and 16 affordable) to be delivered in a 5 year, 2 phase scheme comprising 32 dwellings (Phase 1) and 22 dwellings (Phase 2). s106 signed 22/11/18.	Full (22/11/18)	N	Y	N	N	Kirdford NP site allocation policy requires development to be phased over whole NP period to 2029. Update from developer, earliest contribution to be 14 units in 2021. Remaining phase 1 units to be delivered following year. Assumed delivery of phase 2 once enforced break period is completed. New application permitted 30/11/2019. All 54 dwellings to be delivered within 5 year period (24 year 4, 30 year 5), however as at 1st April 19 phasing still required so delivery recorded based on information from developer 2018.	KD/15/03367/FUL - Application for 54 dwellings submitted 27/10/2015. Planning Committee (13/12/2017) resolution to permit subject to S106 agreement 5 year, 2 phase scheme comprising 32 dwellings (Phase 1) and 22 dwellings (Phase 2). s106 signed 22/11/18. 18/00/086/FUL submitted to replace application, no phasing between dwellings. Pending decision, awaiting s106 agreement.
WR122	Land East Of Winterfold Durbens Road	Wisborough Green	Plan Area (North)	WR/15/03366/OUT & 17/03677/REM & 19/00073/REM	C	Planning permission	0	22	0	0	0	0	0	0	0	0	22	0	22	Outline & detailed permissions	Detailed permission not yet started	Yes	505116	126219	22	0	Outline planning permission granted March 2016 for 22 dwellings (16 market, 6 affordable) subject to S106 agreement. Site in one ownership with no major constraints to development. Reserved matters application received December 2017.	Outline (23/05/16) REM (03/05/18) REM (10/04/19)	N	Y	N	Start of construction - August 2019 First occupation - August 2020 2020/2021 - 22 dwellings We would like to commence as soon as possible, currently waiting for a Highways Notice to be issued but expect this in the next week or 2. Full planning permission was issued in May 2016, and we were ready and keen to commence construction as soon as possible, however it has taken 15 months to clear the pre-commencement planning conditions. (14/08/2019)	Delivery based on information from developer.	Outline planning application (WR/15/03366/OUT) submitted for development of 22 units, associated infrastructure and open space. Planning Ctee resolution to permit 30/03/2016. Decision notice issued 30/03/2016. RM application 17/03677/REM received 22/12/2017.

Table C Totals	0	70	105	27	10	66	16	0	0	0	212	82	300
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Appendix 2: Chichester Local Plan area - Schedule of sites not included in housing supply at 1st April 2019

Table G: Sites not included in 5 year supply																				Comments on deliverability										Comments on Phasing	Site updates					
WSSC Site ref	Site address	Parish	Local Plan Sub-Area	Planning permissions/ references	Category	Current planning status	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	Projected net dwellings 2019 - 2024	Projected net dwellings post 2023	Total projected net dwellings	Planning Status	Monitoring indicators H2 & H3	Permitted at 1 April 2019	X-Cord	Y-Cord	Permitted dwellings (Gross)	WSSC demolitions	Notes	Permission (date granted)	Further permissions required before start on site?	Housebuilder/ developer on board?	Site constraints/ infrastructure requirements before delivery	Developer expectations for delivery (date updated)	Comments on Phasing	Site updates		
BI170	Field North West Of The Saltings, Crooked Lane	Birham	Manhood Peninsula	B/13/01391/FUL & B/16/01809/FUL	G	Planning permission	0	0	15	0	0	0	0	0	0	0	15	0	15	Detailed permission	Under construction	Yes	482017	100017	15	0	Planning permission granted November 2013 for 15 affordable dwellings. Rural exception site under CDLP 1999 Policy H8. Site in one RSL ownership. Development has commenced but completions considered unlikely within current 5 year period.	Full (29/11/13) Full (14/10/16)	N	Y	Delays due to ownership/legal issues relating to access track. Discussions in progress with CDC officers regarding potential compulsory purchase of access track. Developer expects to be able to achieve first occupation of dwellings by Jan 2019 but this looks optimistic given need for CPO. S of Oving Rd appeal inspector concluded site currently fails deliverability test so site has been pushed back beyond 5-year period.	Start of construction - November 2016 First occupation - March 2022 2021/22 - 15 dwellings Continuation to deliver the housing will be dictated by the current and ongoing CPO process to purchase the access track. (02/09/19)	Developer has obtained Certificate of Lawful Use (July 2017) demonstrating technical start on site, but implementation being delayed due to ownership/legal issues relating to access track. Discussions in progress with CDC officers regarding potential compulsory purchase of access track. Developer expects to be able to achieve first occupation of dwellings by Jan 2019 but this looks optimistic given need for CPO. S of Oving Rd appeal inspector concluded site currently fails deliverability test so site has been pushed back beyond 5-year period.	Application for 15 affordable dwellings permitted 29/11/2013. Development to commence within 3 years. Application BI/16/01809/FUL to vary the wording of conditions in order to allow the development to commence approved 14/10/2016. Application BI/17/01163/PLD for Certificate of Lawful Use to establish that planning permission (ref: BI/16/01809/FUL) was lawfully implemented on or before 29 Nov 2016 was approved on 25/07/2017.		
WR121	Greenways Nursery, Kirdford Road	Wisborough Green	Plan Area (North)	WR/13/00744/FUL	G	Planning permission	0	0	0	0	0	8	0	0	0	0	0	8	8	Detailed permission	Under construction	Yes	504630	126504	10	0	Planning permission granted on appeal Dec 2014 for stationing of 10 caravans. All hardstandings built. 1 delivered 2018-2019, 8 remaining.	Full (30/12/14)	N	Y	N	N	1 dwelling delivered 2018-2019, however due to history of low/no delivery, site excluded from supply.	Planning application WR/13/00744/FUL refused 18/07/2013 for use of land for the stationing of caravans for residential purposes for 10 no. plots together with the formation of additional hard standing. Appeal against refusal allowed 30/12/2014. Concurrent appeal against enforcement relating to 2 caravans already on site also allowed 30/12/2015 (leaving 8 units yet to be implemented). 21/07/2015 Application WR/15/02235/FUL for variation of Condition 2 of WR/13/00744/FUL to substitute proposed site plan.		
	Land East Of Breach Avenue	Southbourne	East-West Corridor	SB/16/03569/OUT	G	Planning permission	0	0	0	15	19	0	0	0	0	0	34	0	34	Outline permission	Outline Permission	No	477246	106632	34	0	Permitted at appeal 02/11/17. Decision challenged by CDC at High Court, hearing dates 20/06/18 and 23/07/19.	Full (02/11/17) - challenged, permitted 23/07/19.	Y	N	N	N	High court decision dated after 1st April 2019 so site not included in supply.	Outline planning application received 09/11/2016 for development of up to 34 dwellings, access, retention of orchard, public open space and other associated works. Application refused 08/02/2017, but granted on appeal 02/11/2017. Decision challenged by CDC at High Court, hearing dates 20/06/18 and 23/07/19.		
WV219	Portfield Football Club, Church Road	Chichester	East-West Corridor	CC/08/00554/OUT & CC/15/02075/EXT	G	Planning permission	0	0	0	0	0	0	40	40	0	0	0	80	80	Outline permission	NA	Yes	487420	105479	80	0	Extension of outline planning permission for 80 dwellings (40 market and 40 affordable) granted January 2016.	Outline (09/07/10) Ext (27/01/16)	Y	N	Roundabout to be delivered by Barnfield Drive Phase 2. Construction due to start late 2019.	A roundabout is required to be delivered by the developer of Barnfield Drive before the site can be brought forward. Construction due to start late 2019.	Requires delivery of roundabout by Barnfield Drive Phase 2. When roundabout is in place, CDC Estates will market site to developers. They consider scheme design too dense, so when sold is likely to result in less than 80 dwellings. Delivery phased outside of 5 year supply as site yet to be marketed.	CC/08/00554/OUT decision notice issued 08/07/2010 - condition - application for approval of the reserved matters to be made to the LPA before the expiration of 5 years from the date of decision. Expiry 08/07/2015. JB 14/08/2014 PP & S106 require developer to build roundabout at junction of Church Road/ Westhampnett Road. This infrastructure cost makes development of this site less viable compared to other sites. Development of Phase II at Barnfield, which will also need access from the roundabout may provide an opportunity to assist. The Proposed Disposal: List on the CDC website shows anticipated disposal in 2013/14. Disposal of Portfield Football Club Ground to be considered by Council 4 February 2014. VMC 24/07/2013. Access issue still to be resolved - linked to barnfield scheme. Land swap required which is in progress. Either market before or after December 2013. JB 24/07/2013 Pre-app for commercial scheme at Barnfield Phase 2 which proposes to include roundabout (Application would be needed aiming to submit by September 2013, but whether access acceptable depends on WSSC response. In the light of access issues and land to be sold on, phase in 2015/2016 and 2016/2017. RM application needed by July 2015 still enabling completions by 2015/2016. Vicky McKay 12/06/2014 - still land swap issues in connection with off site works. Sale of land unlikely to be completed until spring 2015. CC/14/02382/EXT Application for extension of time of planning permission CC/08/00554/OUT (5 yr permission) refused by Planning Committee 07/01/2015 and Withdrawn 15/01/15. 30/06/2015. Application for time extension CC/15/02075/EXT permitted on 25/01/2016. RM to be submitted within 5 years of decision date.		
	Southgate House 5 6 Southgate Chichester West Sussex PO19 8EH	Chichester	East-West Corridor	19/00905/PA30	G	Planning permission	26	0	0	0	0	0	0	0	0	0	26	0	26	Prior Approval	NA	No			26	0	Change of use of first and second floors from office (Use Class B1a) to 26 residential units (Use Class C3).	Prior Approval (20/05/19)		N	Start of construction - August 2019 First occupation - Spring 2020 2019/2020 - 26 dwellings Works to convert the building have commenced. Pre-application discussions are also progressing on the construction of 5 roof top apartments, which would deliver 31 units overall. (13/08/2019)	Site currently under construction, however not permitted as at 1st April 2019. Site therefore not included in supply.	19/00905/PA30 submitted 26/03/19 Change of use of first and second floors from office (Use Class B1a) to 26 residential units (Use Class C3). Permitted 20/05/19.			
	Land to the west of Monk's Hill	Westbourne	East-West Corridor	Westbourne Neighbourhood Plan Submission Draft Policy SS1	G	Draft neighbourhood plan allocation	0	0	0	0	0	0	6	0	0	0	0	6	6	Draft allocation without planning permission	Proposed allocation	NA	475550	108200	0	0	Site allocated for 6 dwellings in Westbourne Neighbourhood Plan Submission Draft (Policy SS1). Site suitability for housing and deliverability considered during preparation of draft Plan, which is currently subject to examination not yet concluded.	NP Allocation	Y	N	N/A	N	Draft NP phases site for delivery in period 2017-2029. However, development phased after current 5-year period until outcome of NP examination is known.			
	Land adjacent to Chantry Hall, Fobury Lane	Westbourne	East-West Corridor	Westbourne Neighbourhood Plan Submission Draft Policy SS3	G	Draft neighbourhood plan allocation	0	0	0	0	0	0	6	0	0	0	0	6	6	Draft allocation without planning permission	Proposed allocation	NA	476100	107550	0	0	Site allocated for 6 dwellings in Westbourne Neighbourhood Plan Submission Draft (Policy SS3). Site suitability for housing and deliverability considered during preparation of draft Plan, which is currently subject to examination not yet concluded.	NP Allocation	Y	Y	N	N	Draft NP phases site for delivery in period 2017-2020. However, development phased after current 5-year period until outcome of NP examination is known.	Application WB/12/04779/FUL for 28 dwellings covering larger site refused and dismissed at appeal on 14/04/2014.		
							26	0	15	15	19	8	52	40	0	0	75	100																		

C2 Uses																				Comments on deliverability										Comments on Phasing	Site updates						
WSSC Site ref	Site address	Parish	Local Plan Sub-Area	Planning permissions/ references	Category	Current planning status	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	Projected net dwellings 2019 - 2024 (Supply Contribution)	Projected net dwellings post 2023 (Supply Contribution)	Total projected net dwellings	Planning Status	Monitoring indicators H2 & H3	Permitted at 1 April 2019	X-Cord	Y-Cord	Permitted dwellings (Gross)	WSSC demolitions	Notes	Permission (date granted)	Further permissions required before start on site?	Housebuilder/ developer on board?	Site constraints/ infrastructure requirements before delivery	Developer expectations for delivery (date updated)	Comments on Phasing	Site updates			
	St Wilfrids Hospice Grosvenor Road Donnington	Donnington	Manhood Peninsula	18/02109/FUL	G	Planning permission	0	0	0	0	0	41	0	0	0	0	0	41	75	Detailed permission	Not started	Yes			75	0	Contribution for C2 (Care Home) equivalent of 1.8 units to 1 dwelling (based on HDT ratios).	Full (30/11/18)	N	Y	N	N		Demolition of existing hospice and erection of a 75-bed care home (within Class C2), parking, access, landscaping and other associated works.			
	Abbas Combe Nursing Home 94 Whyke Road Chichester	Chichester	East-West Corridor	16/00927/FUL	G	Planning permission	0	0	0	0	0	14	0	0	0	0	0	14	26	Detailed permission	Not started	Yes	486922	103752	27	1	Contribution for C2 (Care Home) equivalent of 1.8 units to 1 dwelling (based on HDT ratios).	Full (16/08/16)	N	N	N	N		Demolition of existing residential bungalow and construction of extension to nursing home			
	Bishop Otter Campus College Lane Chichester	Chichester	East-West Corridor	16/02291/FUL	G	Planning permission	0	0	0	0	0	25	0	0	0	0	0	25	63	Detailed permission	Not started	Yes	486494	105803	85	22	Contribution for C2 (Student) equivalent of 2.5 units to 1 dwelling (based on HDT ratios).	Full (26/07/16)	N	N	N	N		Demolition of two storey student accommodation and single storey store. Construction of a new four storey student accommodation building totalling 85 units (a net gain of 63 units as 22 will be lost on redevelopment), an accommodation office and common room, new single storey store and tank room.			
	Portfield Quarry And UMA House Oving	Oving	East-West Corridor	16/02321/OUT	G	Planning permission	0	0	0	0	0	0	70	70	68	0	0	208	521	Outline permission	Not started	Yes	487941	105137	521	0	Contribution for C2 (Student) equivalent of 2.5 units to 1 dwelling (based on HDT ratios).	Outline (15/05/17)	Y	N	N	N		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. Application submitted for C3 use 19/02/2019 submitted 09/08/19 pending consideration.			
							0	0	0	0	0	80	70	70	68	0	0	288																			
																		75	388																		

Appendix 3 – Housing Trajectory

Figure 1 – Housing Trajectory against annualised target of 435 dwellings

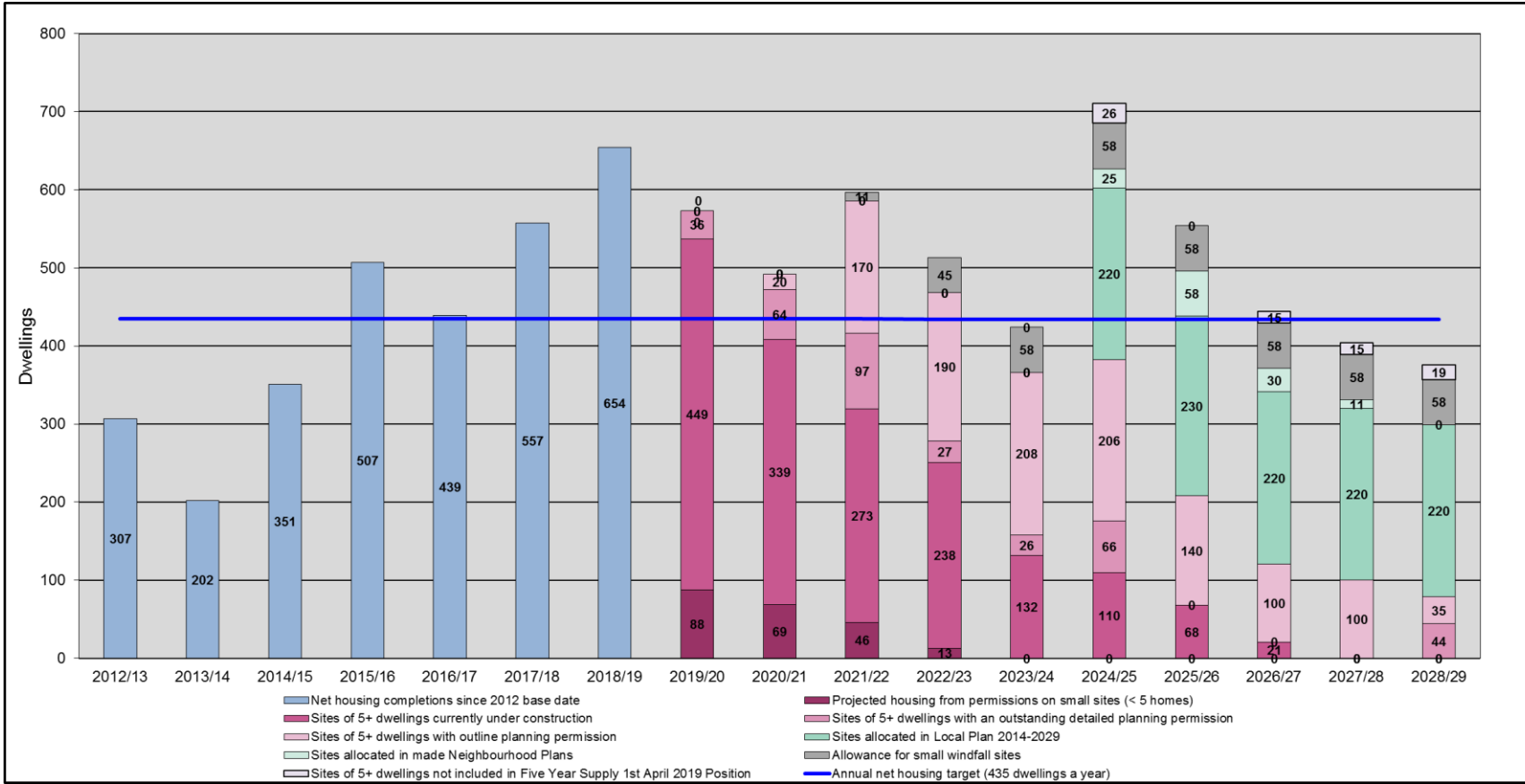


Figure 2 - Actual / projected housing completions against Local Plan housing target 2012-2029

