

## **Chichester Local Plan Area – Five Year Housing Land Supply 2020-2025**

### **Updated Position at 15 July 2020**

#### ***Introduction***

- 1.1 This position statement identifies the five year housing land supply position within the Chichester Plan Area, covering the five year period through to 31 March 2025. From 15 July 2020, the adopted Local Plan is more than 5 years old, so the Council's 5 year supply must now be assessed against the standard methodology for assessing housing need. The information on housing supply is based on data from West Sussex County Council development monitoring as of 1 April 2020. It also takes account of information on lead-in times and build out rates relating to individual sites.
- 1.2 Due to the current uncertainty caused by Covid-19, the Council will review this initial position statement in due course. This will allow the statement to:
  - Update site phasing as more certainty is restored to the housebuilding industry
  - Reflect any changes made to national policy in response to Covid-19.
- 1.3 An explanation of the methodology used to calculate the five year housing land supply is set out below.

#### ***Housing Requirement 2020 - 2025***

- 1.4 The local housing need is calculated to be 628 dwellings per annum as 15 July 2020. A full calculation of this figure is set out as Appendix 1 to this document. This gives a cumulative requirement of 3,140 net dwellings over the five years 2020-2025. The housing requirement 2020-2025 has been further adjusted to take account of 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 2016-2019 when measured against the housing requirement for that period.
- 1.5 This adjustment has the effect of increasing the five year housing requirement to 3,297 net dwellings (equivalent to 659 homes per year).

#### ***Projected Housing Supply 2020 - 2025***

- 1.6 Appendix 2 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 2020;
  - (ii) Sites of 5 or more dwellings with an outstanding detailed planning permission as of 1 April 2020, or prior approval for change of use to residential;
  - (iii) Sites of 5 or more dwellings with outline planning permission as of 1 April 2020;
  - (iv) Sites allocated in the adopted Chichester Local Plan Key Policies 2014-2029 where no planning permission had been granted as of 1 April 2020;
  - (v) Sites allocated in Neighbourhood Plans that have been formally made where no planning permission had been granted as of 1 April 2020; and
  - (vi) Small sites (less than 5 dwellings) with both detailed and outline planning

permission as of 1 April 2020.

- 1.7 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.
- 1.8 Housing delivery of small sites (less than 5 dwellings) has previously been assumed using a completions rate calculated by West Sussex County Council based on analysis of past completions. However due to the limited availability of site visit data for small sites (caused by Covid-19 restrictions), a full 5 years windfall allowance has been included in supply instead of a combination of projected small sites completions (now listed at zero to avoid double counting) and windfall allowance from year 3 onwards. Windfall allowance has been calculated in accordance with the NPPF (paragraph 70), with delivery at 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.
- 1.9 Based on the sources of information above, housing sites that are considered to be realistically deliverable within the period 2020-2025 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 adopted Local Plan and from sites allocated in neighbourhood plans. For some sites, the Council's assumptions on delivery lead times and build rates reflect the conclusions of inspectors at recent planning appeal inquiries.
- 1.10 In combination, the sources of housing supply listed above are expected to deliver a cumulative total of 2,831 net dwellings over the period 2020-2025.
- 1.11 Appendix 3 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 1 April 2020 which did not have outline or detailed permission as of 1 April 2020
  - (ii) Sites with technical start but known delivery constraints, unlikely to deliver within 5 year period as at 1 April 2020
  - (iii) Sites of 5 or more dwellings permitted after 1 April 2020
  - (iv) Sites for student or older people's housing with planning permission but unlikely to deliver within 5 year period as at 1 April 2020.
- 1.12 Whilst these sites are not currently included within the Council's calculation of five year land supply as of 15 July 2020, 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 243 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 2, where development is not currently expected to come forward in the period up to 2025. Similarly there are also 7 sites within 'made' neighbourhood plans (as identified in Table F of Appendix 2) where development is also not expected to come forward in the period to 2025. 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 2020 is set out in Appendix 4 through two figures. Figure 1 of Appendix 4 demonstrates the projected housing trajectory of supply from different sources for the plan period up until 2029. Note: the sites in Appendix 3 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 4 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 made up for the previous cumulative shortfall from completions for the period 2012-2029.

#### **Conclusion**

- 1.16 **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 2,831 net dwellings over the period 2020-2025. This compares with an identified housing requirement of 3,297 net dwellings. This results in a deficit of 466 net dwellings, equivalent to 4.3 years of housing supply.**

## Chichester Local Plan Area - Five Year Housing Land Supply as of 15 July 2020

**Table 1 - Housing Requirement**

<b>Housing requirement 2020 - 2025</b>	<b>Net dwellings</b>	<b>Notes</b>
Local housing requirement	3,140	Minimum local annual housing need for Plan area - 628 a year x 5 yrs = 3,140 homes
Shortfall against Local Plan housing requirement 2012-2020	NA	Total net completions 2012-20 = 3,520 dwellings subtracted from LP target of 3,480 dwellings
<b>Adjusted housing requirement (1) 2020-2025</b>	<b>3,140</b>	No adjustment necessary
Additional 5% buffer	157	5% buffer applied to 5 year housing requirement + outstanding shortfall = 3,140 x 5%
<b>Adjusted housing requirement (2) 2020-2025</b>	<b>3,297</b>	
<i>Adjusted housing requirement per year 2020-2025</i>	<i>659</i>	<i>Annual housing requirement = 3,297/5 = 659 homes per year</i>

**Table 2- Projected Housing Supply**

<b>Projected housing supply 2020 - 2025</b>	<b>Net dwellings</b>	<b>Notes</b>
Sites of 5+ dwellings currently under construction	1,079	Sites listed in schedule (further details available on request)
Sites of 5 or more dwellings with an outstanding detailed planning permission	1,058	Sites listed in schedule (further details available on request)
Sites of 5 or more dwellings with outline planning permission	404	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)	0	Due to the reduced availability of monitoring information this year, no allowance has been given for this source of supply. Instead, a full 5 years windfall allowance has been included below and this source of supply is reduced to zero to avoid double counting.
<b>Total identified housing supply</b>	<b>2,541</b>	
Windfall allowance on sites of under 5 dwellings	290	Calculated at 5 x 58dpa with small sites permissions reduced to zero.
<b>Total projected housing supply</b>	<b>2,831</b>	

**Table 3 - Projected years of housing supply**

<b>Housing supply surplus / deficit</b>	<b>Net dwellings</b>	<b>Notes</b>
<b>Projected housing surplus/shortfall 2020-2025</b>	<b>-466</b>	Total projected housing supply less total housing requirement
<b>Projected years housing supply</b>	<b>4.3</b>	Total projected housing supply / Adjusted housing requirement per year

## Appendix 1 Calculation of Local Housing Need as at 15 July 2020

THE BASELINE (Step 1)	538 households per annum	Source: 2014-based household projections for the period 2020-30.  <i>Note: this figure applies to the entire Chichester District rather than the Plan Area alone</i>
ADJUSTMENT FOR AFFORDABILITY (Step 2a)	+ 57.375% (Local affordability ratio) – 4)/4 X 0.25.  <i>Note: this adjustment factor applies to the entire Chichester District, not just the Plan Area.</i>	Adjustment factor = 13.18
UNCAPPED LOCAL HOUSING NEED FIGURE (Step 2b)	847 dwellings per annum	538 (Step 1) x 56.875% (Step 2a)  <i>Note: this figure applies to the entire Chichester District, not just the Plan Area.</i>
CAPPING THE INCREASE (Step 3)	753 dwellings per annum	538 (household projections per annum) x 40% (cap afforded by PPG)  <i>Note: this capped figure applies to the entire Chichester District, not just the Plan Area</i>
ADJUSTING FOR PLAN AREA	<b>628</b>	753 (Step 3) less housing need arising in National Park (125) as per the evidence for the South Downs National Park Plan  <i>Note: this capped figure applies to the Chichester Plan Area, reflecting the geographic coverage of the emerging Local Plan</i>





WW347	1 And 2 West Cottages Cakeham Road West Wittering	West Wittering	19/00243/FUL	478363	97877	2	2	0	2	17/04/2019	Demolition of existing pair of semi-detached houses and replacement with 2 no. detached houses.
WW348	Laughing Waters And Strand End East Strand West Wittering	West Wittering	19/00383/FUL	478287	97385	1	2	-1	0	10/05/2019	Demolition of existing 2 no. dwellings and the construction of 2 no. new sustainable dwellings with a double garage.
WW349	Lerryn West Strand West Wittering	West Wittering	19/01932/OUT	477391	97802	1	1	0	0	23/09/2019	Outline application with access (other matters reserved) for demolition of dwelling and replacement dwelling
XV265	67 Broyle Road Chichester	Chichester	17/01848/FUL	486009	106051	1	1	0	0	23/10/2017	Change use of former restaurant premises to a dwelling for multiple occupation, with 11 bedrooms.
XV265	67 Broyle Road Chichester	Chichester	16/03264/FUL	486009	106051	4	0	4	0	22/11/2016	Change of use of existing building to form 3 no. residential units and the erection of 4 no. new residential units.
XV267	Northwood Chestnut Avenue Chichester	Chichester	17/00154/FUL	485859	107184	1	1	0	1	27/03/2017	Replacement dwelling and detached garage with associated works
XV269	Grey Cottage The Drive Chichester	Chichester	17/02235/FUL	485841	107251	1	1	0	0	13/10/2017	Replacement dwelling.
XV270	8 Fordwater Road Chichester	Chichester	17/01150/FUL	486327	106886	4	1	3	0	11/10/2017	Demolition of existing building in C2 use and construction of building comprising 4 no. flats
XV273	The Haven Chestnut Avenue Chichester	Chichester	17/03176/OUT	485866	107162	3	1	2	0	01/02/2018	Demolition of existing chalet bungalow and construction of 3 no. detached dwellings and associated works
XV275	Flint Cottage Rew Lane Chichester	Chichester	18/00033/FUL	485981	107466	1	1	0	0	06/04/2018	Replacement dwelling
XV276	Chaddesley Cottage Chestnut Avenue Chichester	Chichester	18/00912/FUL	486057	107024	1	1	0	1	29/06/2018	Replacement dwelling.
XV277	The Barn Little London Chichester	Chichester	18/01038/FUL	486314	104828	1	0	1	0	20/07/2018	Change of use from retail/office to residential and associated works.
XV279	154 Broyle Road Chichester	Chichester	19/03165/FUL	485895	106485	2	1	1	2	21/02/2020	2 no. new dwellings with associated works, 2 no. garden room/offices.
XV281	Land North Of 1 Young Street Chichester	Chichester	18/02205/FUL	486202	106502	1	0	1	1	28/11/2018	Construction of a 1 no. dwelling with 1 no. workshop/outbuilding.
XV282	81 North Street Chichester	Chichester	18/02600/FUL	486100	104896	1	0	1	0	28/01/2019	Change of use to first and second floors to create habitable accommodate
XV286	Russett Cottage 95 Broyle Road Chichester	Chichester	19/02723/FUL	485969	106299	2	1	1	0	09/01/2020	Change of Use from HMO to 2 no. two bedroom flats
YV250	110 The Hornet Chichester	Chichester	10/01694/EXT	486857	104798	4	0	4	1	05/06/2007	4 one bedroom flats to rear of existing restaurant/takeaway.
YV302	146 Whyke Road CVV302 Chichester	Chichester	16/03077/FUL	486975	104241	4	0	4	4	26/01/2017	Construction of 2 no. pairs of semi-detached dwellings.
YV305	95 Cleveland Road Chichester	Chichester	17/01715/FUL	486812	104405	1	0	1	0	05/09/2017	Division of previously approved extension to create 2 no. attached dwellings.
YV306	2 West Pallant Chichester	Chichester	17/02197/FUL	486107	104688	1	0	1	0	02/10/2017	Proposed change of use of opticians (Class A1) to dwellinghouse (Class C3).
YV308	Providence Works Lyndhurst Road Chichester	Chichester	17/03357/FUL	486612	104472	4	0	4	0	14/03/2018	Demolition of existing structures, construction of 4 no. dwellings and associated landscape works
YV310	31 Stockbridge Road Chichester	Chichester	18/00582/FUL	485785	103975	1	1	0	0	03/05/2018	Change of use of a 6-bedroom HMO in the C4 class to a 7-bedroom HMO in the Sui Generis class.
YV311	56, 56A And 56B East Street Chichester	Chichester	18/00051/FUL	486364	104766	2	0	2	0	12/07/2018	Two further rear storeys above and conversion of first and second floor retail space to 2 no flats (C3).
YV312	2 And 3 North Pallant Chichester	Chichester	18/02161/FUL	486168	104744	1	1	0	0	24/10/2018	Change of use of ground floor from opticians [use class D1] to residential [use class C3].
YV313	Whyke Grange 146 Whyke Road Chichester	Chichester	18/02735/FUL	486968	104228	1	0	1	0	24/01/2019	Change of use of existing detached annex building to single dwelling and associated works
YV314	26 Caledonian Road Chichester	Chichester	19/00685/FUL	486608	104542	1	1	0	0	24/05/2019	Demolition of an existing dwelling, shed and partial garden wall and adjoining shop (A1). Proposed replacement dwelling.
YV315	14 Kings Avenue Chichester	Chichester	19/01153/FUL	485846	103833	1	2	-1	0	01/07/2019	Conversion of 2 no. flats to 1 no. dwellinghouse and replace rear conservatory with a single-storey extension.
YV316	8 West Pallant Chichester	Chichester	19/00843/FUL	486141	104672	1	0	1	0	12/07/2019	Change of use from Business/Financial services to 1 no. Dwelling.
YV317	Hollybrook House 4 East Pallant Chichester	Chichester	19/01039/LBC	486188	104647	1	0	1	0	18/06/2019	Replacement rear extension, including alterations to accommodate a change of use from business to single dwelling.
ZV238	Arthur Purchase & Son 31 North Street Chichester	Chichester	17/01775/FUL	486078	105030	1	0	1	0	14/08/2017	Extension and alteration of existing storage building to form 1 no. one bedroom dwelling.
ZV248	113 Westgate Chichester	Chichester	17/01859/FUL	484860	104701	1	0	1	0	18/08/2017	Replacement ground floor rear extension to No.113 and associated landscaping and parking. Erection of 1 no. dwelling.
ZV249	1 St Richards Walk Chichester	Chichester	17/01836/FUL	485943	104740	2	1	1	0	19/12/2017	Conversion of existing first floor two bedroom flat into 1 no. two bedroom flat and 1 no. one bedroom flat
ZV249	1 St Richards Walk Chichester	Chichester	17/03168/FUL	485943	104740	2	1	1	0	11/01/2018	Conversion of existing first floor two bedroom flat into 1 no. two bedroom flat and 1 no. one bedroom flat
ZV251	131 Cedar Drive Chichester	Chichester	17/02630/FUL	485248	104988	1	1	0	0	02/02/2018	Demolition of existing bungalow and replace with chalet bungalow.
ZV254	7 Durnford Close Chichester	Chichester	17/02497/FUL	485298	105227	1	1	0	1	26/06/2018	Demolition of house and construction of 1 no. parsonage and associated landscaping
ZV255	25 West Street Chichester	Chichester	19/02594/FUL	485823	104875	1	0	1	0	17/01/2020	Change of use from Class A1 (Retail) and Class B1 (Offices) to Class A1 (Retail) and Class C3 (Residential).
ZV257	57 St Pauls Road Chichester	Chichester	19/00638/FUL	485813	105466	1	0	1	0	29/05/2019	Change of use of existing retail floorspace and part demolition of shop frontage to form a single residential dwelling.
ZV258	33 Beech Avenue Chichester	Chichester	19/00858/FUL	485178	104861	1	1	0	0	18/06/2019	Replacement dwelling.
ZV259	29-30 North Street Chichester	Chichester	19/00990/FUL	486078	105016	1	0	1	0	12/06/2019	Sub-divide existing shop and provide 1 no. 4 bed flat at first and second floor.
ZV261	12 & 13 Parchment Street Chichester	Chichester	19/01560/FUL	485721	105381	2	1	1	0	06/11/2019	Conversion of existing dwellinghouse back to 2 no. dwellinghouses.
ZV262	Laura Ashley 32 North Street Chichester	Chichester	19/02193/FUL	486078	105044	1	0	1	0	10/02/2020	Change of use of rear extension from A1 retail to C3 residential to create 1 no. dwelling.
ZV263	5 - 6 South Street Chichester	Chichester	19/02540/FUL	486042	104780	3	0	3	0	17/02/2020	Change of use of first floor restaurant to 2 no. apartments and convert second and third floor to 1 1 bedroom apartment.









Appendix 3: Chichester Local Plan area - Schedule of sites not included in housing supply at 15<sup>th</sup> July 2020

Table G: Sites not included in 5 year supply																				Comments on deliverability																	
Site address	Parish	Local Plan Sub-Area	Planning permissions/references	Current planning status	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Projected net dwellings 2020 - 2025	Projected net dwellings post 2025	Total projected net dwellings	Planning Status	Permitted at 1 April 2020	PDL/ Greenfield	Permitted dwellings (Gross)	Last PP lapse date	Notes	Permission (date granted)	Detailed permission required before start on site?	Housebuilder/ developer on board?	Site constraints/ Infrastructure requirements before delivery	Development Progress	Developer expectations for delivery (date information received)	Comments on Phasing	Site updates
Field North West Of The Saltings, Crooked Lane	Birham	Manhood Peninsula	BI/13/01391/FUL & BI/16/01809/FUL	G Planning permission	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	15	15	Detailed permission	Yes	Greenfield	15	29/11/2016	Planning permission granted November 2013 for 15 affordable dwellings. Rural exception site under CDLP 1999 Policy H9. 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.	Technical start	2022/23 - 15 dwellings. Continuation to deliver the housing will be dictated by the current and ongoing CPO process to purchase the access track. CDC officers are currently gathering the evidence to consider Hydes request to 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.	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.
Greenways Nursery, Kirkford Road	Wisborough Green	Plan Area (North)	WR/13/00744/FUL	G Planning permission	0	0	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	8	8	Detailed permission	Yes	Greenfield	10	30/12/2017	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	Under construction	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/15/02226/FUL for variation of Condition 2 of WR/13/00744/FUL to substitute proposed site plan.
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	40	40	0	0	0	0	0	0	0	0	0	0	80	80	Outline permission	Yes	Greenfield	80	25/01/2021	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 2020.	Not started	A roundabout is required to be delivered by the developer of Barnfield Drive before the site can be brought forward. Construction due to start 2020.	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 permission. Expiry 08/07/2015. JB 14/08/2014 PP & S106 require developer to build roundabout at junction of Church Road/ Westhampton Road. Disposal of Portfield Football Club Ground to be considered by Council 4 February 2014. 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. 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.
Land adjacent to Chantry Hall, Foxbury Lane	Westbourne	East-West Corridor	Westbourne Neighbourhood Plan Submission Draft Policy SS3	G Draft neighbourhood plan allocation	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	6	6	Draft allocation without planning permission	NA	Greenfield	0	NA	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	Not started	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.
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	6	0	0	0	0	0	0	0	0	0	0	0	6	6	Draft allocation without planning permission	NA	Greenfield	0	NA	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	Not started	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.	
Former Portfield Quarry And Uma House Shopwhyke Chichester	Chichester	East-West Corridor	19/02030/FUL	G Planning permission	0	0	0	0	0	44	44	0	0	0	0	0	0	0	0	0	0	88	88	Full permission agreed subject to s106	No	PDL	88	12/06/2023	Erection of 88 dwellings together with associated vehicular and pedestrian access, car parking and landscaping.	Full (12/06/2020)	N	Y	N	Not started	N	Delivery possible by year 3, however not permitted until June 2020 so cannot be included in supply.	19/02030/FUL Erection of 88 dwellings together with associated vehicular and pedestrian access, car parking and landscaping. S106 signed 12/06/20.
					119	84	0	0											88	203	291																

C2 Uses																																									
Site address	Parish	Local Plan Sub-Area	Planning permissions/references	Current planning status	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Projected net dwellings 2019 - 2024 (Supply Contribution)	Projected net dwellings post 2023 (Supply Contribution)	Total projected net dwellings	Planning Status	Permitted at 1 April 2020	PDL/ Greenfield	Permitted dwellings (Gross)	Last PP lapse date	Notes	Permission (date granted)	Further permissions required before start on site?	Housebuilder/ developer on board?	Site constraints/ Infrastructure requirements before delivery	Development Progress	Developer expectations for delivery (date updated)	Comments on Phasing	Site updates				
The Garden Room Studio Main Road Fishbourne	Fishbourne	East-West Corridor	18/02694/FUL	G Planning permission	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	5	5	Detailed permission	Yes	PDL	10	17/09/2022	Contribution for C2 (Care Home) equivalent of 1.8 units to 1 dwelling (based on HDT ratios).	17/09/2019											Demolition of the existing Garden Room Studio building and replace with a residential community home development and 2 no. annexes (C2-Residential institution).
Portfield Quarry And UMA House Oving	Oving	East-West Corridor	16/02321/OUT	G Planning permission	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Outline permission	Yes	PDL	521	15/05/2020	Contribution for C2 (Student) equivalent of 2.5 units to 1 dwelling (based on HDT ratios).	15/05/2017										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.	
Graylingwell Hospital Chichester	Chichester	East-West Corridor	14/01018/OUT	G Planning permission	0	0	0	0	0	0	33	0	0	0	0	0	0	0	0	0	0	33	33	Outline permission	Yes	PDL	60	21/03/2021	Contribution for C2 (Care Home) equivalent of 1.8 units to 1 dwelling (based on HDT ratios).	21/03/2018										Outline application for Graylingwell Park including Kingsmead Avenue. Includes C2 care home.	
2 The Gardens College Lane Chichester	Chichester	East-West Corridor	19/01991/FUL	G Planning permission	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	2	2	Detailed permission	Yes	PDL	6	27/01/2023	Contribution for C2 (Student) equivalent of 2.5 units to 1 dwelling (based on HDT ratios).	27/01/2020										Change of use from dwellinghouse to student accommodation and associated alterations.	
					7	33	0	0											0	40	40																				

## Appendix 4 – Housing Trajectory

Figure 1 – Housing Trajectory against annualised housing target

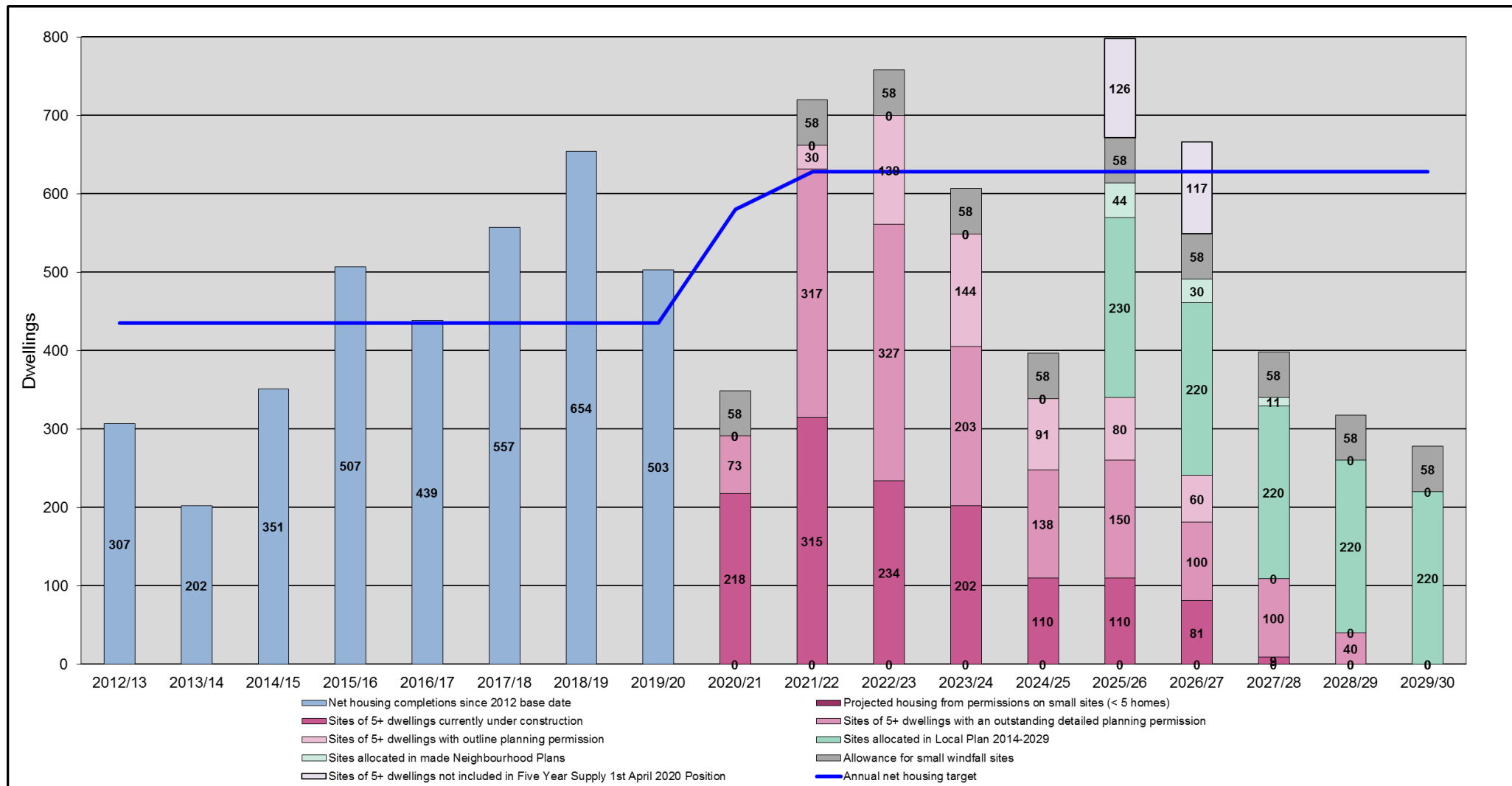


Figure 2 - Actual / projected housing completions against housing target 2012-2029

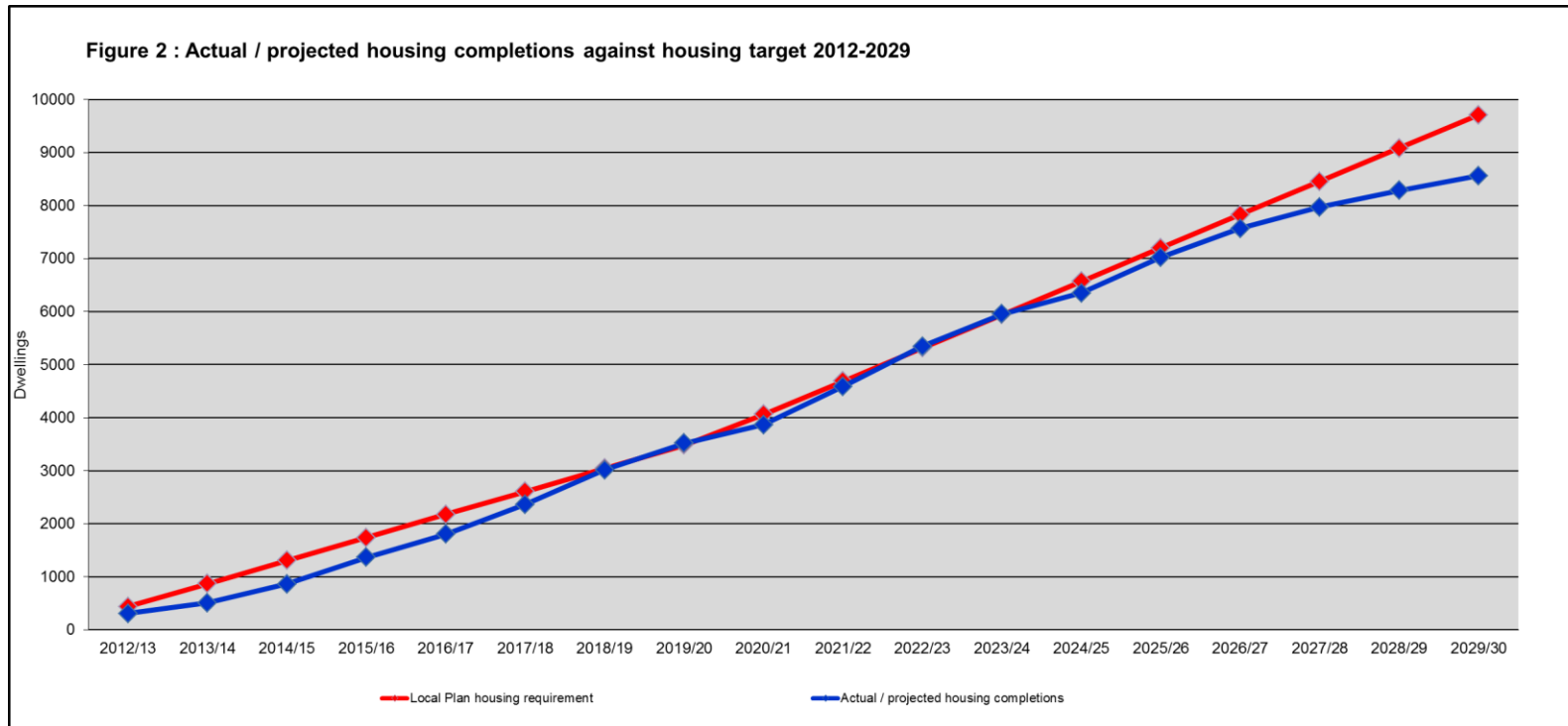


Figure 3 – Projected five year housing land supply annual position 2012-2029

