# Chichester District Council

# Housing and Economic Land Availability Assessment 2020

## Appendix 2

## Sites discounted with reasons

## Chichester District Council Logo

## September 2020

[**www.chichester.gov.uk**](http://www.chichester.gov.uk/)

### Birdham

| **HELAA ID** | **Site Address** | **Proposed Use(s)** | **Stage** | **Category** | **Reason(s)** | **Further comments** |
| --- | --- | --- | --- | --- | --- | --- |
| HBI0002 | Land east of Birdham | Residential | 1 | AONB | Sited within the Chichester Harbour AONB |  |
| HBI0010 | Land south of Church Lane | Residential | 1 | AONB | Sited within the Chichester Harbour AONB |  |
| HBI0017 | Land west of the Saltings | Residential | 1 | AONB | Sited within the Chichester Harbour AONB | Access constraints |
| HBI0019 | Chichester Marina | Residential  Mixed-use  Employment | 1 | AONB  Habitats Sites | Sited within the Chichester Harbour AONB,  SAC, SPA, Ramsar, SAC, SSSI, SNCI. | Flood zones 3(a) and 2, secondary support area for Solent Waders and Brent Geese.  Potential for additional specialist marine employment uses and tourist accommodation |
| HBI0024a | Land west of Chaffinch Close | Residential | 1 | AONB | Sited within the Chichester Harbour AONB |  |
| HBI0024b | Land west of, Burlow Close and Florence Close | Residential | 1 | AONB | Sited within the Chichester Harbour AONB |  |
| HBI0027 | Land east of Westlands | Residential  Mixed-use | 1 | AONB | Sited within the Chichester Harbour AONB. | Site within 50m of the Harbour SPA, SAC, Ramsar |

### Bosham

| **HELAA ID** | **Site Address** | **Proposed Use(s)** | **Stage** | **Category** | **Reason(s)** | **Further comments** |
| --- | --- | --- | --- | --- | --- | --- |
| HBO0004 | Broadbridge Farm | Residential | 1 | AONB | Sited within the Chichester Harbour AONB |  |
| HBO0006 | Cricket Ground, Delling Lane | Residential  Mixed-use | 1 | AONB | Sited within the Chichester Harbour AONB. |  |
| HBO0007 | Land south of the Old Bridge (Butts) | Residential  Mixed-use | 1 | AONB | Sited within the Chichester Harbour AONB. |  |
| HBO0008 | Railway Arch | Residential | 2 | Flood Zone 3  Climate Change | River corridor and, approx. half remaining land in Flood Zones 2 and 3. Site within climate change risk zone |  |
| HBO0013 | Southfield, Delling Lane | Residential | 1 | AONB | Sited within the Chichester Harbour AONB. | Immediately adjacent to Solent Waders and Brent Geese candidate and secondary support land |
| HBO0015 | Land at Crede Farm, Walton Lane | Residential | 1 | AONB | Sited within the Chichester Harbour AONB. | Full site within Archaeological Priority Area |
| HBO0016 | Burnes Shipyard, Moreton Road | Residential | 1 | AONB  Flood Zone 3b  Habitats Sites | Sited within the Chichester Harbour AONB. Flood Zone 3b. Immediately adjacent to SPA, SAC, Ramsar site, SSSI | Setting of Conservation Area.  Flood zones 3a and 2  Climate change risk zone |
| HBO0017 | Land adjacent to Southwater | Residential | 1 | AONB | Sited within the Chichester Harbour AONB. | Flood zones 3 and 2  Climate change flood risk zone  Immediately adjacent to SPA, SAC, Ramsar site, SSSI |

| **HELAA ID** | **Site Address** | **Proposed Use(s)** | **Stage** | **Category** | **Reason(s)** | **Further comments** |
| --- | --- | --- | --- | --- | --- | --- |
| HBO0021 | Land west of Delling Lane | Residential | 1 | AONB | Sited within the Chichester Harbour AONB. | Solent Wader and Brent Geese Candidate land. Loss of recreation land (cricket ground) |
| HBO0022a | The French Gardens/  Willowfield Farm | Residential | 2 | Natural Environment | Large part of the site recently planted with 2000 trees with the Woodland Trust. |  |
| HBO0024 | Land east of Ratham Lane | Residential | 2 | Natural Environment  Access | Area Tree Preservation Order. Access constraints. |  |

### Boxgrove

| **HELAA ID** | **Site Address** | **Proposed Use(s)** | **Stage** | **Category** | **Reason(s)** | **Further comments** |
| --- | --- | --- | --- | --- | --- | --- |
| HBX0008 | Land east of The Priory | Residential | 1 | Significant heritage | Impact on the setting of Boxgrove Priory (Grade I) and the Priory Church of St Mary and St Blaize (Grade I) and associated Scheduled Monument. | Full area of promoted land in immediate and close setting |
| HBX0025 | Land at Tinwood Farm | Employment | 2 | Access | Significant access constraints | Narrow agricultural access directly onto A27. Works required for safe access likely to make development unviable |

### Chichester

| **HELAA ID** | **Site Address** | **Proposed Use(s)** | **Stage** | **Category** | **Reason(s)** | **Further comments** |
| --- | --- | --- | --- | --- | --- | --- |
| HCC0042 | Land adjacent to Chichester Nursery School | Residential | 2 | Access | No separate point of access identified |  |

### Chidham and Hambrook

| **HELAA ID** | **Site Address** | **Proposed Use(s)** | **Stage** | **Category** | **Reason(s)** | **Further comments** |
| --- | --- | --- | --- | --- | --- | --- |
| HCH0010 | Land at Malthouse Nursery | Residential | 1 | AONB | Sited within the Chichester Harbour AONB. |  |
| HCH0017 | Land east of Cot Lane | Residential | 1 | AONB | Sited within the Chichester Harbour AONB. |  |
| HCH0026a | Land at Marsh Lane/Durbar | Residential | 1 | AONB | Sited within the Chichester Harbour AONB | Adjacent to Solent Waders and Brent Geese Core Area. Setting of Grade II listed building. |

### Donnington

| **HELAA ID** | **Site Address** | **Proposed Use(s)** | **Stage** | **Category** | **Reason(s)** | **Further comments** |
| --- | --- | --- | --- | --- | --- | --- |
| HD0006 | Land west of Poyntz Bridge | Tourism | 2 | Access | Access constraints. | Adjacent to SNCI Chichester Canal |

### East Wittering and Bracklesham

| **HELAA ID** | **Site Address** | **Proposed Use(s)** | **Stage** | **Category** | **Reason(s)** | **Further comments** |
| --- | --- | --- | --- | --- | --- | --- |
| HEWB0001a | Land at Bracklesham Lane (south) | Residential | 2 | Climate change | Approx. 50% site in climate change risk zone by 2070, remainder in risk zone by 2115 |  |
| HEWB0002a | Stubcroft Farm | Residential | 2 | Climate change  Natural Environment | Large proportion of site in climate change risk zone by 2115. Remaining land identified as candidate area for Solent Birds |  |
| HEWB0008 | Land north of Sunlands | Residential | 2 | Climate change | Majority of site in climate change risk zone by 2115 |  |

### Fishbourne

| **HELAA ID** | **Site Address** | **Proposed Use(s)** | **Stage** | **Category** | **Reason(s)** | **Further comments** |
| --- | --- | --- | --- | --- | --- | --- |
| HFB0009 | Land north of Fishbourne Road West | Residential | 1 | Significant heritage | Impact on the setting of the Fishbourne Roman Palace Scheduled Ancient Monument and Historic Park and Garden |  |
| HFB0017 | Land to the rear of 69 Fishbourne Road | Residential | 1 | AONB  Local Green Space | Sited within Scheduled Monument designation. Sited within the Chichester Harbour AONB. Designated Local Green Space |  |

| **HELAA ID** | **Site Address** | **Proposed Use(s)** | **Stage** | **Category** | **Reason(s)** | **Further comments** |
| --- | --- | --- | --- | --- | --- | --- |
| HFB0020 | Land west of Portsmouth Water Company | Residential | 1 | AONB | Sited within the Chichester Harbour AONB. |  |

### Hunston

| **HELAA ID** | **Site Address** | **Proposed Use(s)** | **Stage** | **Category** | **Reason(s)** | **Further comments** |
| --- | --- | --- | --- | --- | --- | --- |
| HHN0004 | Land south of Carmelite Convent | Residential | 2 | Environmental Health | Location immediately adjacent to active quarry makes site unsuitable for residential uses | Immediately adjacent to school |
| HHN0011 | Hunston Dairy Farm | Residential | 2 | Access | Not clear how access can be achieved |  |

### Kirdford

| **HELAA ID** | **Site Address** | **Proposed Use(s)** | **Stage** | **Category** | **Reason(s)** | **Further comments** |
| --- | --- | --- | --- | --- | --- | --- |
| HKD0012 | Land at Heron’s Farm (parcel C) | Residential | 2 | Access | Not clear how access can be achieved | Immediate setting of listed building |
| HKD0013 | Land at Heron’s Farm (parcel D) | Residential | 2 | Access | Significant access constraints. Not clear how access can be achieved |  |

### Lavant

| **HELAA ID** | **Site Address** | **Proposed Use(s)** | **Stage** | **Category** | **Reason(s)** | **Further comments** |
| --- | --- | --- | --- | --- | --- | --- |
| HLV0001 | Land north of Marchwood | Residential | 1 | Significant heritage | Setting of Scheduled Ancient Monument. | Close proximity to Goodwood Aerodrome within Noise Preferred Route Corridor. Access constraints |
| HLV0005 | Land north of Maddox Wood | Residential | 2 | Natural Environment | Woodland TPO, steep uneven ground. |  |
| HLV0007 | Raughmere Farm | Residential | 2 | Environmental Health | Known noise issues on site. Goodwood Aerodrome Noise Preferred Route Corridor. |  |

### Lynchmere

| **HELAA ID** | **Site Address** | **Proposed Use(s)** | **Stage** | **Category** | **Reason(s)** | **Further comments** |
| --- | --- | --- | --- | --- | --- | --- |
| HLY0007a | Land at Sturt Avenue | Residential | 2 | Natural Environment  Access  Flooding | Access and flooding constraints. Full site protected by Woodland TPO | Access to site outside plan area boundary |
| HLY0009 | Land to the North of Linchmere Road | Residential | 2 | Natural Environment | Extensive tree cover and ponds |  |

### North Mundham

| **HELAA ID** | **Site Address** | **Proposed Use(s)** | **Stage** | **Category** | **Reason(s)** | **Further comments** |
| --- | --- | --- | --- | --- | --- | --- |
| HNM0018 | Land east of Runcton Lane | Residential | 2 | Flood Zone | Full site in Flood Zone 3  Flood Zone 3b along watercourse corridor through the middle of the site | Adjacent to Grade II\* property |

### Oving

| **HELAA ID** | **Site Address** | **Proposed Use(s)** | **Stage** | **Category** | **Reason(s)** | **Further comments** |
| --- | --- | --- | --- | --- | --- | --- |
| HOV0018 | Land west of Jubilee Hall | Residential | 2 | Natural Environment | Woodland TPO |  |

### Plaistow and Ifold

| **HELAA ID** | **Site Address** | **Proposed Use(s)** | **Stage** | **Category** | **Reason(s)** | **Further comments** |
| --- | --- | --- | --- | --- | --- | --- |
| HPI0005 | Land north of Todhurst | Residential | 2 | Access  Natural Environment | No existing point of access from a highway  Extensive tree cover | Setting of listed buildings |

### Selsey

| **HELAA ID** | **Site Address** | **Proposed Use(s)** | **Stage** | **Category** | **Reason(s)** | **Further comments** |
| --- | --- | --- | --- | --- | --- | --- |
| HSY0006 | Land west of the Paddocks | Residential | 2 | Flood risk  Climate Change | Majority in Flood Zones 2 and 3, climate change risk |  |
| HSY0013 | Plot D1, Ellis Square | Residential | 2 | Flood risk  Climate Change | Site within climate change risk zone by 2115 |  |

### Sidlesham

| **HELAA ID** | **Site Address** | **Proposed Use(s)** | **Stage** | **Category** | **Reason(s)** | **Further comments** |
| --- | --- | --- | --- | --- | --- | --- |
| HSI0001 | Land north of Keynor Cottage | Residential | 2 | Access | Unclear how access could be achieved |  |

### Southbourne

| **HELAA ID** | **Site Address** | **Proposed Use(s)** | **Stage** | **Category** | **Reason(s)** | **Further comments** |
| --- | --- | --- | --- | --- | --- | --- |
| HSB0002a | Land south of Kings Court | Residential | 1 | AONB | Sited within the Chichester Harbour AONB. |  |
| HSB0008a | Nellie’s Field (east) | Residential | 2 | Existing use | Legal constraints (safeguarded open space under S106) |  |
| HSB0008b | Nellie’s Field (west) | Residential | 2 | Existing use | Legal constraints (safeguarded open space under S106) |  |
| HSB0010 | Land west of Nutbourne West | Residential | 1 | AONB | Sited within the Chichester Harbour AONB. | Partly within Flood Zone 3 |
| HSB0012b | Harris Scrapyard | Residential  Mixed Use | 2 | Flood Zone | Majority of the site within Flood Zone 3, most of remaining land within Flood Zone 2 | Potentially suitable for alternative employment uses |
| HSB0025a | Land west of Prinsted Lane | Residential | 1 | AONB | Sited within the Chichester Harbour AONB. |  |
| HSB0037b | Land north of A27 (second part of Land between Southbourne and Hambrook) | Employment  Mixed use  Residential | 2 | Access | Significant access constraints. | Separated from remaining land by A27. Acceptable only to provide essential infrastructure for HSB0037a, if required |
| HSB0038 | Land south of Gosden Green/west of Prinsted Lane | Residential | 1 | AONB | Sited within the Chichester Harbour AONB. |  |
| HSB0040a | Land to the south of Main Road, Hermitage | Residential | 1 | AONB | Sited within the Chichester Harbour AONB. |  |
| HSB0041 | Land to the north of Marina Farm | Residential | 1 | AONB  Habitats sites | Sited within the Chichester Harbour AONB. Adjacent to Chichester Harbour (SPA, SAC, Ramsar) | Over half of the site in Flood Zones 3 and 2. Adjacent to sewage works |
| HSB0042 | Land south of 146 Main Road, Hermitage | Residential | 1 | AONB | Sited within the Chichester Harbour AONB | Setting of listed building |
| HSB0049 | Land north east of Willowbrook Riding Stables | Residential | 2 | Access | Access constraints. | No direct road access  Adjacent to Ancient Woodland |

| **HELAA ID** | **Site Address** | **Proposed Use(s)** | **Stage** | **Category** | **Reason(s) for rejection** | **Further comments** |
| --- | --- | --- | --- | --- | --- | --- |
| HSB0050 | Land south of Gordon Road, Thorney Road | Residential | 1 | AONB | Sited within the Chichester Harbour AONB |  |

### Westbourne

| **HELAA ID** | **Site Address** | **Proposed Use(s)** | **Stage** | **Category** | **Reason(s) for rejection** | **Further comments** |
| --- | --- | --- | --- | --- | --- | --- |
| HWE0010 | Land adjacent to North Street and Paradise Lane | Residential | 1 | Flood Zone | Full site in Flood Zone 3b |  |
| HWE0012 | Land at Mill Lane | Residential | 2 | Natural Environment  Existing use | Immediately adjacent to SNCI. Open space (skate park) | Full site in Flood Zone 2 |

### Westhampnett

| **HELAA ID** | **Site Address** | **Proposed Use(s)** | **Stage** | **Category** | **Reason(s)** | **Further comments** |
| --- | --- | --- | --- | --- | --- | --- |
| HWH0006a | Land west of Rolls Royce | Residential | 2 | Environmental Health | Goodwood safeguarding flight path | Site last promoted in 2016. Since developed for business and school parking |
| HWH0009a | Land west of The March C of E School | Residential | 2 | Environmental Health | Goodwood safeguarding flight path |  |
| HWH0017 | Land south of Goodwood (part of WHW0001b) | Residential | 2 | Environmental Health | Goodwood safeguarding flight path |  |

### West Itchenor

| **HELAA ID** | **Site Address** | **Proposed Use(s)** | **Stage** | **Category** | **Reason(s)** | **Further comments** |
| --- | --- | --- | --- | --- | --- | --- |
| HWI0001 | Land at the Boatyard | Residential | 1 | AONB, Habitats sites | Sited within the Chichester Harbour AONB. Immediately adjacent to Chichester Harbour (SPA, SAC, Ramsar) | Potentially suitable for additional marine business uses |

### West Wittering

| **HELAA ID** | **Site Address** | **Proposed Use(s)** | **Stage** | **Category** | **Reason(s)** | **Further comments** |
| --- | --- | --- | --- | --- | --- | --- |
| HWW0002a | Land at Church Road | Residential | 2 | Climate Change | Full site in climate change flood risk area by 2115 |  |
| HWW0004 | Land at Eli’s Lodge | Residential | 2 | Climate Change | Full site in climate change flood risk area by 2070 |  |
| HWW0008 | Land north of Summerfield Rd | Residential | 1 | AONB | Sited within the Chichester Harbour AONB |  |

### Wisborough Green

| **HELAA ID** | **Site Address** | **Proposed Use(s)** | **Stage** | **Category** | **Reason(s)** | **Further comments** |
| --- | --- | --- | --- | --- | --- | --- |
| HWG0018 | Land at Coed Afal | Residential | 2 | Access | Significant access constraints. | Setting of Conservation Area, listed buildings  Southern part of the site in Flood Zone 3b. Additional land in Flood Zones 2 and 3a. |