

# **Strategic Housing Land Availability Assessment**

**March 2013**



The Strategic Housing Land Availability Assessment (SHLAA) is a snapshot of land which is known to be, or has the potential to be made available for housing development in Chichester District in the period up to 2029 based on the information submitted to the authority by the end of January 2013<sup>(1)</sup>.

It identifies sites which have the potential to accommodate housing and estimates their future potential capacity. It is recognised that settlements evolve and urban uses may change and therefore additional sites may become available in time. Therefore this is not a one-off document but will be reviewed and updated annually.

This is the second edition of the SHLAA and replaces the document which was published in March 2010. Future documents will follow a similar format but will include the 5-year housing supply information which used to form a separate document.

The previous edition also contained sites within the now designated South Downs National Park. This and subsequent SHLAAs will only assess land within Chichester District Council Local Planning Authority. The South Downs National Park Authority will undertake their own assessments.

The SHLAA will form part of the evidence base for the production of the Local Plan and subsequent Site Allocations document. The policies and proposals in the Local Plan and Neighbourhood Plans will be based on many considerations, of which this study is only one.

The inclusion of any site in this assessment **does not** indicate that it will be allocated or successfully obtain permission for housing. This version of the SHLAA is published with a view that it will be available alongside the Local Plan as part of the evidence supporting it. Similarly, the non-inclusion of a site in this study does not in any way preclude future residential development, providing it meets the planning policy framework that exists at the time a site comes forward.

As a result of the above considerations of the role of the SHLAA and its consideration of individual potential housing sites as part of the assessment, it is necessary to include the disclaimer below:

*Landowners should be realistic and not presume that their sites have risen in value as a result of mention in this report. These sites might never be allocated in the Sites Allocation document, for example, where they are inconsistent with the approved Local Plan. The District Council acknowledges that further viability assessments may need to take place. Sites allocated for housing in the Local Plan will be required to provide necessary infrastructure (e.g. roads, open space, affordable housing) in order to be developed, and land values will have to reflect this.*

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<sup>1</sup> Any sites submitted after this date will be included in the next revision of the SHLAA

## **1. What is a Strategic Housing Land Availability Assessment?**

1.1 Practice Guidance on Strategic Housing Land Availability Assessments was published by the Department for Communities and Local Government in July 2007. The Guidance makes clear that SHLAA's are a key component of the evidence base to support the delivery of sufficient land for housing to meet the community's need for more homes. The primary role of the SHLAA is to:

- identify sites with potential for housing;
- assess their housing potential; and
- assess when they are likely to be developed.

1.2 The sites identified by the Chichester SHLAA can be broadly divided into two categories:

- Developable sites are those that are, or are likely to become available for housing development, which satisfy the broad criteria established by the SHLAA, and where there is a reasonable prospect they could be developed in the future if constraints can be overcome.
- Undevelopable sites (in the context of the Chichester District SHLAA), are those where one or more of the constraints to development are severe and it is not known when they might be overcome. For examples those sites that do not pass suitability testing, and/or are considered to be unavailable or unachievable for housing development. These sites will not be included in the final supply of SHLAA sites which are deliverable and developable. It should be noted however, that where it can be demonstrated that the severe constraint can be realistically overcome, the site may be re-considered as a 'developable' or 'deliverable' site.

1.3 In identifying these potential sites, the SHLAA has assessed:

- Land availability by identifying areas of land (including previously developed land and greenfield land) that have development potential for housing, including within mixed use developments
- The potential level of housing that can be provided on identified land.
- Constraints affecting sites.

1.4 The assessment includes:

1. The context provided by evidence of the housing requirement and the scale and nature of recent housing development within the District.
2. A list of identified sites, cross-referenced to maps showing their locations and boundaries.
3. An assessment of the deliverability/developability of each identified site (i.e. in terms of its suitability, availability and achievability)
4. An estimate of the potential quantity of housing that could be delivered on each site
5. The constraints on the delivery of identified sites

1.5 The SHLAA will inform the Local Plan Key Policies: Preferred Approach and Site Allocations documents and Neighbourhood Plans.

1.6 This SHLAA does not make judgements as to what the spatial strategy of the Local Plan should be nor does it allocate land for housing. It simply provides an indication of the land that could come forward for development and forms an evidence base for the Local Plan. The assessment will be kept up-to-date annually, in order to update the housing trajectory and the five-year supply of specific deliverable sites.

## **2. Aims and Objectives**

2.1 Strategic Housing Land Availability Assessments are one piece of evidence to support the decisions made through the Local Plan process and in the delivery of sufficient land for housing. Whilst the national requirement contained within PPS3 has fallen with the publication of the NPPF, Local Authorities are still required to identify and annually update their supply of sites available for housing. As such the SHLAA is still the best method to do this, and when combined with the five year housing supply next year, this document will provide a detailed picture of the Districts housing supply. The aim is to ensure that land availability is not a constraint on the delivery of the Government's priority to build more homes.

2.2 The objective of an assessment is to provide robust information on potential housing sites to identify:

- a short term supply of deliverable sites that are ready for development (years 1-5: a five-year supply of specific sites); and
- specific developable sites for the medium term (years 6–10) and ideally in the long term (years 11–15).

## **3. Targets and Chichester District Context**

3.1 The National Planning Policy Framework states that local authorities identify specific 'developable' sites and broad locations that will enable continuous delivery of housing for years 6-10 and, where possible, for years 11-15. The Local Plan will allocate strategic sites for housing and identifies numbers of new housing in Parishes. The Local Plan covers the period to 2029, and therefore the SHLAA will assess land availability for this period. This SHLAA and subsequent revisions will inform the options for housing within the allocations document.

3.2 Government has announced its intention to abolish Regional Spatial Strategies and this will have an impact on housing targets, which should be set at the local level. The uncertainties in relation to future levels of housing requirements for the District have been addressed through the District Council's emerging Local Plan, although the SHLAA will inform the potential for flexibility within the Local Plan.

## **4. Undertaking the Assessment**

4.1 The work to assess potential sites was carried out by the Local Planning and Delivery Team, taking account of the previous comments from Development Management. Local landowners, developers, agents and housebuilders were asked to submit details of any sites they considered appropriate. Sites submitted prior to the publication of the first draft SHLAA in March 2010 and

following the wider 'call for sites' in February 2011 and September 2012 have been assessed. Sites that have been received after 1<sup>st</sup> January 2013 and other sites that continue to be received will be assessed in the next update of the SHLAA.

- 4.2 When assessing the deliverability and developability of the sites identified, those submitting sites were asked for information on the availability and any constraints of each site. It was felt that requesting information from developers and landowners about achievability (and availability too in some cases); it would enable complete assessments of deliverability or developability to be made. In most cases this did not happen, with responses either addressing the principles of the approach or the perceived merits of individual sites.

#### **Sources of sites included in the Assessment**

- 4.3 In order to update the SHLAA a six week "call for sites" was undertaken in February 2011 and September 2012. This process invited the submission of sites from around District (excluding the area within the South Downs National Park) that were considered to be suitable for consideration, by way of a standard pro-forma.
- 4.4 On 9th June 2010, the Government removed the minimum housing density target of 30 dwellings per hectare from PPS 3, thus reducing the pressure for higher density development. It is still considered that these density assumptions are relevant especially when considering the identified housing needs with the District, including significant need for smaller homes to assist in the retention of young economically active and to respond to our ageing population to 2029. The District Council understands the importance of balancing the character of the local area with making best use of land and considers that an effective use of land is important, especially in terms of sustainability factors.

#### **Desktop review.**

- 4.5 The SHLAA does not place potential housing sites in a 'no potential' category simply on the basis of not being in accordance with the policies of the adopted Local Plan. New sites submitted that had obvious constraints were assessed but not plotted and are listed in Appendix 1. For the rest of the assessment a site size threshold of 0.25 ha was applied. Following this initial sieving, the overall approach was to identify what constraints exist and, then assess how these would be likely to affect the amount of housing and phasing of development which would be achievable on the site. In some cases, constraints were considered to be so severe as to rule out development altogether (for example where a site is located in an area with high probability of flood risk). However, in most cases, the impact was reflected either by reducing the potential site yield (for example if only part of the site is developable) and/or adjusting the potential phasing of development to reflect any additional requirements needed to overcome the constraint.

- 4.6 The SHLAA sites were not subjected to detailed landscape assessments. However, in surveying the sites, any specific landscape or character issues likely to impact on the development of a site were noted as a possible constraint that would need to be assessed further prior to the site being allocated or developed.
- 4.7 Similarly, where SHLAA sites fall within or close to conservation areas, this was noted as a potential constraint, as it may influence the amount and design of housing achievable, depending on the form and character of the surrounding area and built environment.
- 4.8 Sites were assessed for potential impacts such as the effect on landscape features or conservation. This included looking at conservation areas, listed buildings, SSSI's, TPO's, Ancient Woodland, Agricultural Land Classification and Chichester and Pagham Harbour SPA. Further detailed assessments would need to be undertaken such as Appropriate Assessment/Sustainability Appraisal/impact assessments prior to the sites being allocated.
- 4.9 Each site was assessed for access and infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination. Where these were considered so significant as to affect a site coming forward then the site was considered unsuitable.
- 4.10 It is difficult to make an assumption with desk-top exercises to overcome physical constraints and in some cases further detailed assessment will be required. This may impact on the achievability of some sites. Any other physical problems were identified on site and noted including landform features that could have implications on capacity.

#### **Estimating the housing potential.**

- 4.11 To assess the potential density of the sites, the character of the surrounding area or similar nearby permissions were taken into consideration and it was considered appropriate that 30 dwellings per hectare (dph) was applied as a minimum of the overall percentage of the site considered to be developable, taking account of existing constraints.
- 4.12 Where possible, known constraints have been taken into account in terms of yield, however, it is important to recognise that yields may also be affected by issues not currently evident, such as ground conditions in certain parts of sites. Incorporating existing features of the landscape such as trees and hedges may also affect layouts and yields. The yields derived for this assessment therefore have the potential to change for individual sites that progress through to the later stages of the planning process.
- 4.13 For assessing flood risk, the latest flood risk maps from the Environment Agency were used. Where a site fell within flood risk zone 3 then this element was considered unsuitable and density was calculated on the remaining area of the site.

### **Assessing when and whether sites are likely to be developed.**

- 4.14 A site is suitable for housing development if it offers a suitable location for development and would contribute to the creation of sustainable mixed communities. Sites outside the existing “Settlement Policy Areas” by definition comprise land that would be classed under current Local Plan policy as countryside, where planning applications for housing development would normally be refused. The SHLAA identifies a number of sites which are adjacent to existing settlement boundaries as having future housing potential; however these will need to be assessed in more detail through the Local Plan or Neighbourhood Plan process to determine which are the most appropriate for allocation. Sites outside of existing Settlement Policy Areas have been phased in later time periods, generally 6-10 years or 11-15 years depending on location, size, constraints and ownership etc and for those sites that are remote to existing settlements as having “no potential”.
- 4.15 The SHLAA assessment was based on the policies in the existing Local Plan. Policies and the approach to development including amendments to Settlement Policy Boundaries may change in the emerging Local Plan and any subsequent SHLAA assessment will take account of the emerging Local Plan.
- 4.16 The assessment of availability has been informed by the landowner / agent where they have indicated when the site could be developed. Where sites are occupied by existing uses, the need to relocate that use was considered and assessed as “potential but delivery unknown”.

### **Conclusions**

- 4.21 Overall, the SHLAA has identified a total of 7361 sites without planning permission at 1<sup>st</sup> January 2013 that may have potential for housing development over the period 2013-2029. Appendix 1 is the list of “discounted sites” with the reason for this. Appendix 2 sets out the summary conclusions for all SHLAA sites considered suitable and indicates which are considered developable and in which time period. Site location maps for each settlement are provided at Appendix 3.

### **Identifying and assessing the housing potential of broad locations.**

- 4.22 The figures include a several very large strategic sites on the edge of Chichester City, and at Tangmere. As might be expected, the most significant potential for development is concentrated around Chichester City itself and the settlement hubs. Some housing potential has also been identified around a number of the villages with Settlement Policy Area. It should be emphasised that the distribution of potentially developable sites to some degree reflects where sites have been promoted to the Council. As previously stated, further detailed assessment will be necessary to determine which sites are most suitable for allocation through the Local Plan and Sites Allocation document.
- 4.23 From this assessment of sites it can be concluded that within Chichester District there are sufficient potential housing sites to meet a locally determined requirement to be considered through the Local Plan.

## Appendix 1 – Site to be discounted

Parish	Address	Reason
Selsey	Land at Home Farm	Site should be retained for employment. Removed from the main settlement of Selsey.
Chidham and Hambrook	Land north of Hambrook Hall	Site is removed from the main settlement of Hambrook
Apuldram and Birdham	Chichester Marina	Site has no potential for residential development.
Boxgrove	Land at Priors Acre	Site is too small to be considered through the SHLAA
Wisborough Green	Land south of Newfields	Site is removed from the main settlement of Wisborough Green
Bosham	Land at Walton Farm	Site should be retained for employment. Removed from the main settlement of Bosham.
Oving	Former Fuel Depot	Site should be retained for employment and has no potential for residential development.
Southbourne	Land south of 146 Main Road, Hermitage	Site is removed from the main settlement of Hermitage and would encourage further development on sites on eastern edge.
Loxwood	Land adjoining North Hall	Site is removed from the main settlement of Loxwood. Development would be infilling on green infrastructure.
Hunston	Land at Hunston Dairy	Site is removed from the main settlement of Hunston.
North Mundham	Land Walnut Tree Field	Site is inappropriate for residential development being located adjacent to the HDA and packhouses.
North Mundham	Charmins Field	Site is subject to flooding (Zone 2) which leaves the developable part removed from the main settlement.
Bosham and Fishbourne	Various fields	Sites are removed from the main settlements of Bosham and Fishbourne
Fishbourne	Land north of Rothley Cottage	Site is too small to be considered through the SHLAA
Southbourne	The Oaks	Site is removed from the main settlement of Nutbourne and could lead to coalescence with Southbourne
Chidham & Hambrook	Land at Havenwood Nursery	Development of the site could lead to coalescence with Nutbourne. There are other more suitable sites.
Oving	Land north of Whitaker Place	Oving does not have an SPA and is contrary to policy
Hunston	Land at Farmfield	Site is removed from the main settlement of Hunston. There are other more suitable sites.
Birdham	Russells Nursery and Garden Centre	Site is removed from the main settlement of Birdham. There are other more suitable sites.
Chichester	Land at 23 Orchard St	Site is too small to be considered through the SHLAA
Selsey	The Meadows	The majority of the site is within Flood Zones 2 and 3, leaving approximately 1/5 of the site developable. There are other more suitable sites.
North Mundham	Land south Pigeon House Farm	The most appropriate part of the site to develop is only 0.17ha and falls below the SHLAA threshold. NMRC1208 includes the entire site.
Plaistow and Ifold	Land at Todhurst	Plaistow does not have an SPA and is contrary to policy.
Chidham and Hambrook	Land at Springfield House	Site is removed from the main settlement of Hambrook. There are other more suitable sites.



## Appendix 2 – Summary of conclusions

Parish	SHLAAID	Site address	Gross site area (ha)	Potential dwellings 2012-2014	Potential dwellings 2014-2019	Potential dwellings 2019-2024	Potential dwellings 2024-2029	Potential dwellings 2029+	Developable Years	Final conclusion
Apuldram	CC08207	Crouchers Farm	1.94						No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
Birdham	BI08178	Land south of Church Lane	2.13		38				6-10 years	The emerging Local Plan will revise and refresh policies and review existing settlement boundaries. In that respect this site <i>could</i> be suitable for housing development in the future.
Birdham	BI08177	Land at Common Piece	0.30		7				6-10 years	The emerging Local Plan will revise and refresh policies and review existing settlement boundaries. In that respect this site <i>could</i> be suitable for housing development in the future.
Birdham	BI08171	Land at Birdham Fruit Farm	1.42						No potential	The site is unsuitable as it is poorly related to the settlement and facilities, concerns relating to its proximity to the Harbour.
Birdham	BI08173	Land at Richardsons Nursery	2.30						No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.

Parish	SHLAAID	Site address	Gross site area (ha)	Potential dwellings 2012-2014	Potential dwellings 2014-2019	Potential dwellings 2019-2024	Potential dwellings 2024-2029	Potential dwellings 2029+	Developable Years	Final conclusion
Birdham	BI08179	Land south of Seldens	0.35						No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
Birdham	BI0902	Land north of Tawny Nursery	2.05			66			11-15 years	The emerging Local Plan will revise and refresh policies and review existing settlement boundaries. In that respect this site <i>could</i> be suitable for housing development in the future.
Birdham	BI1206	Land west of the Saltings	1.73			41			11-15 years	The emerging Local Plan will revise and refresh policies and review existing settlement boundaries. In that respect this site <i>could</i> be suitable for housing development in the future.
Birdham	BI08169	Land at St Martins Cottage	1.47			40			11-15 years	The emerging Local Plan will revise and refresh policies and review existing settlement boundaries. In that respect this site <i>could</i> be suitable for housing development in the future.

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Birdham	BI08170	Land east of Birdham	0.94		26				6-10 years	The emerging Local Plan will revise and refresh policies and review existing settlement boundaries. In that respect this site <i>could</i> be suitable for housing development in the future.
Bosham	BB08196	The French Gardens	6.24						No potential	The site is unsuitable as it is separated from the existing built-up area by the railway line and would not relate well to the existing settlement
Bosham	BB08197	Swan Field	11.74			205			11-15 years	The emerging Local Plan will revise and refresh policies and review existing settlement boundaries. In that respect this site <i>could</i> be suitable for housing development in the future.
Bosham	BB08198	Bullock Barn	0.34		8				6-10 years	The emerging Local Plan will revise and refresh policies and review existing settlement boundaries. In that respect this site <i>could</i> be suitable for housing development in the future.

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Bosham	BB08195	Highgrove Farm	15.08			265			11-15 years	The emerging Local Plan will revise and refresh policies and review existing settlement boundaries. In that respect this site <i>could</i> be suitable for housing development in the future.
Bosham	BO08185	Land at Dolphin House Delling Lane	0.32		7				6-10 years	The emerging Local Plan will revise and refresh policies and review existing settlement boundaries. In that respect this site <i>could</i> be suitable for housing development in the future.
Bosham	BB08194	Land south of Walton House	1.26						No potential	The site is unsuitable as it is isolated from the settlement.
Bosham	BO08186	Southfield, Delling Lane	0.92						No potential	This site has no potential as it abuts a site adjacent to a SPA, which would need to be developed and the current occupiers would need relocating.
Bosham	BO08190	Burnes Shipyard	0.68						No potential	This site has limited potential due to sensitivity and constraints, and will require a further assessment.

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Bosham	BO08193	Land adjacent Southwater	0.26						No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
Bosham	BB08199	Cricket Ground	1.12						No potential	Site is outside the built up area boundary of Broadbridge and development would involve the loss of public open space.
Bosham	BB08200	Land south of the Old Bridge	0.76						No potential	The site is unsuitable as it is entirely in Flood Zones 2 and 3 and isolated from the settlement.
Bosham	BB08204	Railway Arch	1.59						No potential	A small part of the site adjacent to the built-up area boundary that has potential is not accessible, the remainder falls within Flood Zones 2 and 3.
Boxgrove	BX0802	Land north of Boxgrove Primary School	13.52						Part of the site has potential to be developed	The site is unsuitable as it does not relate well to existing settlement boundary and the part of site adjacent to existing built-up area falls mainly within Flood Zone 3.
Chichester	CC08212	West of Chichester	139.57			500	500		To be phased over the plan period	Mixed use

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Chichester	CC08250	Land at St Pancras	0.19						Potential but delivery unknown	Site is within the built up area boundary of Chichester and has potential for development.
Chidham	NB08309	Land at Flat Farm	4.43			44			11-15 years	The emerging Local Plan will revise and refresh policies and review existing settlement boundaries. In that respect this site <i>could</i> be suitable for housing development in the future.
Chidham	NB08308	Land west of Broad Road	2.19		70				6-10 years	The emerging Local Plan will revise and refresh policies and review existing settlement boundaries. In that respect this site <i>could</i> be suitable for housing development in the future.
Chidham	NB08303	Land north of Broad Road	5.72		183				6-10 years	The emerging Local Plan will revise and refresh policies and review existing settlement boundaries. In that respect this site <i>could</i> be suitable for housing development in the future.

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Chidham	HB08390	Wakeford's Field	3.57						Potential but delivery unknown	The emerging Local Plan will revise and refresh policies and review existing settlement boundaries. In that respect this site <i>could</i> be suitable for housing development in the future.
Chidham	HB08420	Land east of Aviary Close	9.42						Potential but delivery unknown	The emerging Local Plan will revise and refresh policies and review existing settlement boundaries. In that respect this site <i>could</i> be suitable for housing development in the future.
Chidham	HB1203	Land west of Aviary Close	0.48		15				6-10 years	The emerging Local Plan will revise and refresh policies and review existing settlement boundaries. In that respect this site <i>could</i> be suitable for housing development in the future.
Donnington	CC08256	Windmill Smallholdings	0.41	16					1-5 years	Site is within the built up area boundary of Chichester and has potential for development.

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Donnington	CC08257	Land south of Southfields Close	6.32		202				6-10 years	The emerging Local Plan will revise and refresh policies and review existing settlement boundaries. In that respect this site <i>could</i> be suitable for housing development in the future.
East Wittering and Bracklesham	EWBR08217	Land at Briar Avenue	0.57						No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement. More suitable sites nearer the settlement of EWBR
East Wittering and Bracklesham	EWBR08222	Land north of Grassmere	0.40						No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
East Wittering and Bracklesham	EWBR08223	Land south of Grassmere	0.90						No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
East Wittering and Bracklesham	EWBR08265	Martletts, Peerley Road	0.23	6					1-5 years	Site is within the existing built up area boundary and has potential for development, subject to resolution of flooding issues.



Parish	SHLAAID	Site address	Gross site area (ha)	Potential dwellings 2012-2014	Potential dwellings 2014-2019	Potential dwellings 2019-2024	Potential dwellings 2024-2029	Potential dwellings 2029+	Developable Years	Final conclusion
East Wittering and Bracklesham	EWBR08224	Sunlands	0.23		7				1-5 years	Part of the site is within the existing built up area boundary and may have potential for development, although number of dwellings achievable may fall below SHLAA threshold.
East Wittering and Bracklesham	EWBR08216	Land at Bracklesham Lane	42.58		750	612			6-10 and 11-15 years	The emerging Local Plan will revise and refresh policies and review existing settlement boundaries. In that respect this site <i>could</i> be suitable for housing development in the future.
Fishbourne	FB08230	Land east of Mosse Gardens	3.00		96				6-10 years	The emerging Local Plan will revise and refresh policies and review existing settlement boundaries. In that respect this site <i>could</i> be suitable for housing development in the future.

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Fishbourne	FB08281	Land north of Godwin Way	0.80		26				6-10 years	The emerging Local Plan will revise and refresh policies and review existing settlement boundaries. In that respect this site <i>could</i> be suitable for housing development in the future.
Fishbourne	FB08272	Land at Fishbourne Roman Palace	1.10						Potential but delivery unknown	The emerging Local Plan will revise and refresh policies and review existing settlement boundaries. In that respect this site <i>could</i> be suitable for housing development in the future.
Fishbourne	FB08274	Land to rear of 69 Fishbourne Road	0.70		22				6-10 years	The emerging Local Plan will revise and refresh policies and review existing settlement boundaries. In that respect this site <i>could</i> be suitable for housing development in the future.
Fishbourne	FB08226	Land rear of South Barn	0.34						No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.

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Fishbourne	FB08229	Land north of Fishbourne Road West	1.91						No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
Hunston	HN08232	Land north of Foxbridge Drive	0.46		18				6-10 years	The emerging Local Plan will revise and refresh policies and review existing settlement boundaries. In that respect this site <i>could</i> be suitable for housing development in the future.
Hunston	HN08235	Land south of Reedbridge Farm	0.56						Potential but delivery unknown	This site is unsuitable at the present time, as it abuts a site adjacent to a SPA, which would need to be developed.
Hunston	HN08234	Land south of Carmelite Convent	3.68						No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
Hunston	HN08245	Land east of Foxbridge Drive	2.72						Potential but delivery unknown	This site is unsuitable at the present time, as the site has no means of direct access.
Hunston	HN08233	Reedbridge Farm	0.71						No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.

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Kirdford	KD0838	Land at Townfield	3.09		99				6-10 years	The emerging Local Plan will revise and refresh policies and review existing settlement boundaries. In that respect this site <i>could</i> be suitable for housing development in the future.
Kirdford	KD0839	Land north of Kirdford Growers	2.50			80			11-15 years	The emerging Local Plan will revise and refresh policies and review existing settlement boundaries. In that respect this site <i>could</i> be suitable for housing development in the future.
Loxwood	LX0857	Land south of Loxwood Place Farm	1.22						Potential but delivery unknown	This site is unsuitable at the present time, as it abuts a site adjacent to a SPA, which would need to be developed.
Loxwood	LX0855	land west of Guildford Road	4.40						Potential but delivery unknown	The site has potential however further assessment would be needed regarding the loss of the business/employment
Lynchmere	CH0820	Land at Sturt Avenue	0.77						No potential	This site has no potential due lack of access and the flood plain isolating the developable area.

Parish	SHLAAID	Site address	Gross site area (ha)	Potential dwellings 2012-2014	Potential dwellings 2014-2019	Potential dwellings 2019-2024	Potential dwellings 2024-2029	Potential dwellings 2029+	Developable Years	Final conclusion
North Mundham	NMRC1208	Land east of Church Road	0.77			19			11-15 years	The emerging Local Plan will revise and refresh policies and review existing settlement boundaries. In that respect this site <i>could</i> be suitable for housing development in the future.
North Mundham	NMRC08300	Land east of the Spinney	0.25						Potential but delivery unknown	This site has potential, however the majority of the site is within Flood Zone 2 and further assessment would be needed.
Oving	CC08208	Westside House	1.17						No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement. It is also within Flood Zone 3.
Oving	CC08213	Shopwhyke Lakes	39.10			500			To be phased over the plan period	Mixed use
Oving	CC08214	Land south of Shopwyke Road	39.72						No potential	This site has limited potential and will require a further assessment.
Plaistow and Ifold	IF08371	Land south of Barnwood	2.02						No potential	This site is unsuitable due to its sensitivity and potential loss of ancient woodland.

Parish	SHLAAID	Site address	Gross site area (ha)	Potential dwellings 2012-2014	Potential dwellings 2014-2019	Potential dwellings 2019-2024	Potential dwellings 2024-2029	Potential dwellings 2029+	Developable Years	Final conclusion
Selsey	SY08312	Land south of Park Farm	0.85		50				6-10 years	The emerging Local Plan will revise and refresh policies and review existing settlement boundaries. In that respect this site <i>could</i> be suitable for housing development in the future.
Selsey	SY08310	Park Farm	14.35						No potential	This site is unsuitable at the present time, as it abuts a site adjacent to a SPA, which would need to be developed.
Selsey	SY08314	Land east of Drift Road	6.50		207				6-10 years	The emerging Local Plan will revise and refresh policies and review existing settlement boundaries. In that respect this site <i>could</i> be suitable for housing development in the future.
Selsey	SY08312	Land south of Park Farm	7.30		208				6-10 years	The emerging Local Plan will revise and refresh policies and review existing settlement boundaries. In that respect this site <i>could</i> be suitable for housing development in the future.

Parish	SHLAAID	Site address	Gross site area (ha)	Potential dwellings 2012-2014	Potential dwellings 2014-2019	Potential dwellings 2019-2024	Potential dwellings 2024-2029	Potential dwellings 2029+	Developable Years	Final conclusion
Southbourne	HT08231	Land south of Kings Court	5.75		138				6-10 years	The emerging Local Plan will revise and refresh policies and review existing settlement boundaries. In that respect this site <i>could</i> be suitable for housing development in the future.
Southbourne	HT08282	Morcumb Mobile Home Park	1.49						Potential but delivery unknown	Potential but delivery unknown as site currently occupied by existing caravan park would require relocation of current occupier
Southbourne	NB08304	Land between Nutbourne West and East	17.16						Part of the site has potential to be developed	The emerging Local Plan will revise and refresh policies and review existing settlement boundaries. In that respect this site <i>could</i> be suitable for housing development in the future.
Southbourne	SB08332	Land at Gosden Green	0.70		28				6-10 years	The emerging Local Plan will revise and refresh policies and review existing settlement boundaries. In that respect this site <i>could</i> be suitable for housing development in the future.

Parish	SHLAAID	Site address	Gross site area (ha)	Potential dwellings 2012-2014	Potential dwellings 2014-2019	Potential dwellings 2019-2024	Potential dwellings 2024-2029	Potential dwellings 2029+	Developable Years	Final conclusion
Southbourne	SB08261	Land east of the Nursery	3.06						No potential	The site is unsuitable as it is poorly related to the settlement and facilities, concerns relating to its proximity to the Harbour.
Southbourne	SB08328	Land east of Kelsey Avenue	21.72						6-10 years	The emerging Local Plan will revise and refresh policies and review existing settlement boundaries. In that respect this site <i>could</i> be suitable for housing development in the future.
Southbourne	SB08329	Land north of South Lane	7.74		247				6-10 years	The emerging Local Plan will revise and refresh policies and review existing settlement boundaries. In that respect this site <i>could</i> be suitable for housing development in the future.
Southbourne	SB08411	Loveders Mobile Home Park	7.49						Potential but delivery unknown	Potential but delivery unknown as site currently occupied by existing caravan park
Southbourne	HT08284	Land north of Woodfield Park Road	1.34						Potential but delivery unknown	This site has limited potential and will require a further assessment with regard to the landscape constraint.



Parish	SHLAAID	Site address	Gross site area (ha)	Potential dwellings 2012-2014	Potential dwellings 2014-2019	Potential dwellings 2019-2024	Potential dwellings 2024-2029	Potential dwellings 2029+	Developable Years	Final conclusion
Southbourne	HT08283	Land at Wayside Cottage							No potential	This site is unsuitable at the present time, as it abuts a site adjacent to a SPA, which would need to be developed.
Southbourne	SB08302	Land east of Inlands Road	1.05						No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
Southbourne	NB08306	Land north of Stratton House	0.33		6				6-10 years	The emerging Local Plan will revise and refresh policies and review existing settlement boundaries. In that respect this site <i>could</i> be suitable for housing development in the future.
Southbourne	SB08330	Land at Tree Tops	0.54						No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
Southbourne	HT08337	Land north of Penny Lane South	5.37			172			11-15 years	The emerging Local Plan will revise and refresh policies and review existing settlement boundaries. In that respect this site <i>could</i> be suitable for housing development in the future.

Parish	SHLAAID	Site address	Gross site area (ha)	Potential dwellings 2012-2014	Potential dwellings 2014-2019	Potential dwellings 2019-2024	Potential dwellings 2024-2029	Potential dwellings 2029+	Developable Years	Final conclusion
Southbourne	SB08340	Land east of Hayley	1.38						No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
Southbourne	SB1201	Land west of Stein Road	14.49		348				6-10 years	The emerging Local Plan will revise and refresh policies and review existing settlement boundaries. In that respect this site <i>could</i> be suitable for housing development in the future.
Tangmere	TG08315	Tangmere Grain Stores	4.50	160					1-5 years	Site has planning permission
Tangmere	TG08319	Land east of the Fire Depot	1.10						Potential but delivery unknown	Site is within existing built up area boundary, but allocated in Local Plan for business uses.
Tangmere	TG08320	Land at the Yews	0.69			22			11-15 years	This site is unsuitable at the present time, as it abuts a site adjacent to a SPA, which would need to be developed.
Tangmere	TG08321	Land east of Meadow Way	3.73		50				6-10 years	The emerging Local Plan will revise and refresh policies and review existing settlement boundaries. In that respect this site <i>could</i> be suitable for housing development in the future.

Parish	SHLAAID	Site address	Gross site area (ha)	Potential dwellings 2012-2014	Potential dwellings 2014-2019	Potential dwellings 2019-2024	Potential dwellings 2024-2029	Potential dwellings 2029+	Developable Years	Final conclusion
Tangmere	TG08269	Strategic Location				500	500		To be phased over the plan period	The emerging Local Plan will revise and refresh policies and review existing settlement boundaries. In that respect this site <i>could</i> be suitable for housing development in the future.
Tangmere	TG08269	Land east of Saxon Meadow	2.22						To be phased over the plan period	The emerging Local Plan will revise and refresh policies and review existing settlement boundaries. In that respect this site <i>could</i> be suitable for housing development in the future.
Tangmere	TG08269	Land north of Saxon Meadow	4.45						To be phased over the plan period	The emerging Local Plan will revise and refresh policies and review existing settlement boundaries. In that respect this site <i>could</i> be suitable for housing development in the future.

Parish	SHLAAID	Site address	Gross site area (ha)	Potential dwellings 2012-2014	Potential dwellings 2014-2019	Potential dwellings 2019-2024	Potential dwellings 2024-2029	Potential dwellings 2029+	Developable Years	Final conclusion
Tangmere	TG08269	Land west of Kimkarlo	0.14						To be phased over the plan period	The emerging Local Plan will revise and refresh policies and review existing settlement boundaries. In that respect this site <i>could</i> be suitable for housing development in the future.
Tangmere	TG08269	Concrete Apron	4.29						To be phased over the plan period	The emerging Local Plan will revise and refresh policies and review existing settlement boundaries. In that respect this site <i>could</i> be suitable for housing development in the future.
Tangmere	TG1207	Strategic Location	4.47						No potential	This site is allocated as a Horticultural Development Area
West Wittering	WW08350	Land south of Elms Lane	3.26		104				6-10 years	The emerging Local Plan will revise and refresh policies and review existing settlement boundaries. In that respect this site <i>could</i> be suitable for housing development in the future.
West Wittering	EWBR08219	Land west of Church Road	11.78						No potential	This site is unsuitable owing to its location in the flood plain.

Parish	SHLAAID	Site address	Gross site area (ha)	Potential dwellings 2012-2014	Potential dwellings 2014-2019	Potential dwellings 2019-2024	Potential dwellings 2024-2029	Potential dwellings 2029+	Developable Years	Final conclusion
Westbourne	WB08141	The Foxmeadow Stud	1.42		45				6-10 years	The emerging Local Plan will revise and refresh policies and review existing settlement boundaries. In that respect this site <i>could</i> be suitable for housing development in the future.
Westbourne	WB08148	Land south of the Church Hall	1.10						No potential	This site is unsuitable as it is a stand alone site, isolated from a settlement and falls entirely within Flood Zone 3.
Westbourne	WB0901	Land adjacent North Street and Paradise Lane	0.28						No potential	This site has limited potential as the majority of the site falls within Flood Zone 3.
Westhampnett	WH08211	Land at Maudlin Nursery	4.60						Potential but delivery unknown	The emerging Local Plan will revise and refresh policies and review existing settlement boundaries. In that respect this site <i>could</i> be suitable for housing development in the future.
Westhampnett	WH08325	Land east of Rolls Royce	9.81						No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.

Parish	SHLAAID	Site address	Gross site area (ha)	Potential dwellings 2012-2014	Potential dwellings 2014-2019	Potential dwellings 2019-2024	Potential dwellings 2024-2029	Potential dwellings 2029+	Developable Years	Final conclusion
Westhampnett	WH08345	Land east of 11 Stane Street	2.07						No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
Westhampnett	WH08346	Land east of Dairy Lane	0.87						No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
Westhampnett	WH08347	Land west of Rolls Royce	2.85			91			11-15 years	The emerging Local Plan will revise and refresh policies and review existing settlement boundaries. In that respect this site <i>could</i> be suitable for housing development in the future.
Westhampnett	WH08348	Land west of Overnoons	0.86			17			11-15 years	The emerging Local Plan will revise and refresh policies and review existing settlement boundaries. In that respect this site <i>could</i> be suitable for housing development in the future.
Westhampnett	WH08421	Land west of The March CE School	3.09						No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
Westhampnett	WH1202	Corner of Claypit Lane and Madgwick Lane	0.76						No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.

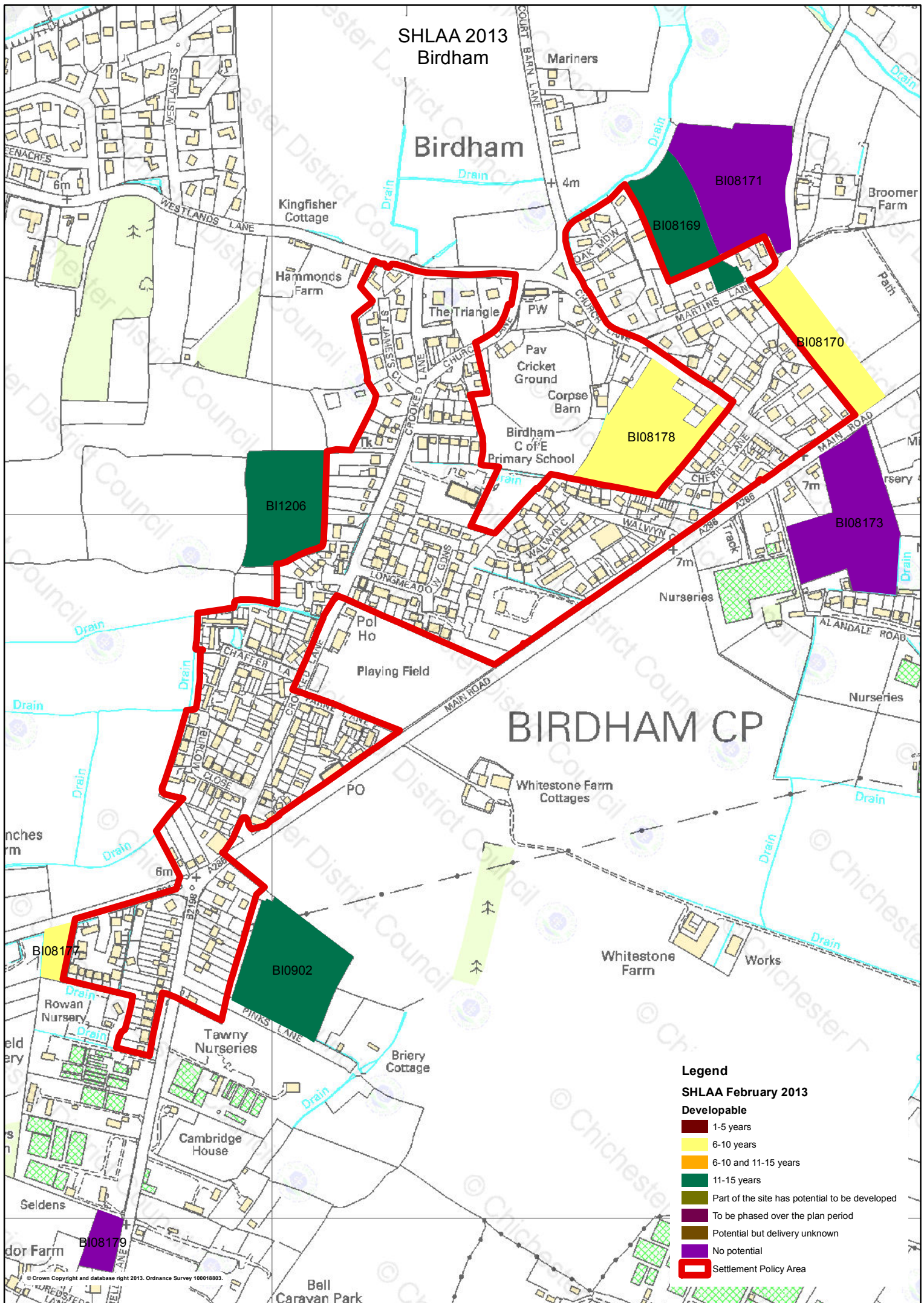
Parish	SHLAAID	Site address	Gross site area (ha)	Potential dwellings 2012-2014	Potential dwellings 2014-2019	Potential dwellings 2019-2024	Potential dwellings 2024-2029	Potential dwellings 2029+	Developable Years	Final conclusion
Wisborough Green	WG08152	Land at Winterfold Paddocks	0.53						No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
Wisborough Green	WG08158	Coal Yard	0.20						No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
Wisborough Green	WG08157	Previous Newpound Industrial Centre	0.95						No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
Wisborough Green	WG08160	Land south of Vincent House	1.46						No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
Wisborough Green	WG08161	Land east of St Peter's Church	5.49						Potential but delivery unknown	The emerging Local Plan will revise and refresh policies and review existing settlement boundaries. In that respect this site <i>could</i> be suitable for housing development in the future.
Wisborough Green	WG08165	Land south 1 Newfields	0.20						No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
Wisborough Green	WG08166	Land west of Newpound Industrial Estate	3.41						No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.

<b>Parish</b>	<b>SHLAAID</b>	<b>Site address</b>	<b>Gross site area (ha)</b>	<b>Potential dwellings 2012-2014</b>	<b>Potential dwellings 2014-2019</b>	<b>Potential dwellings 2019-2024</b>	<b>Potential dwellings 2024-2029</b>	<b>Potential dwellings 2029+</b>	<b>Developable Years</b>	<b>Final conclusion</b>
Wisborough Green	WG1205	EP Clark and Co Yard	1.00						Potential but delivery unknown	Potential but delivery unknown as site currently occupied by existing business



## Appendix 3 – Site Maps

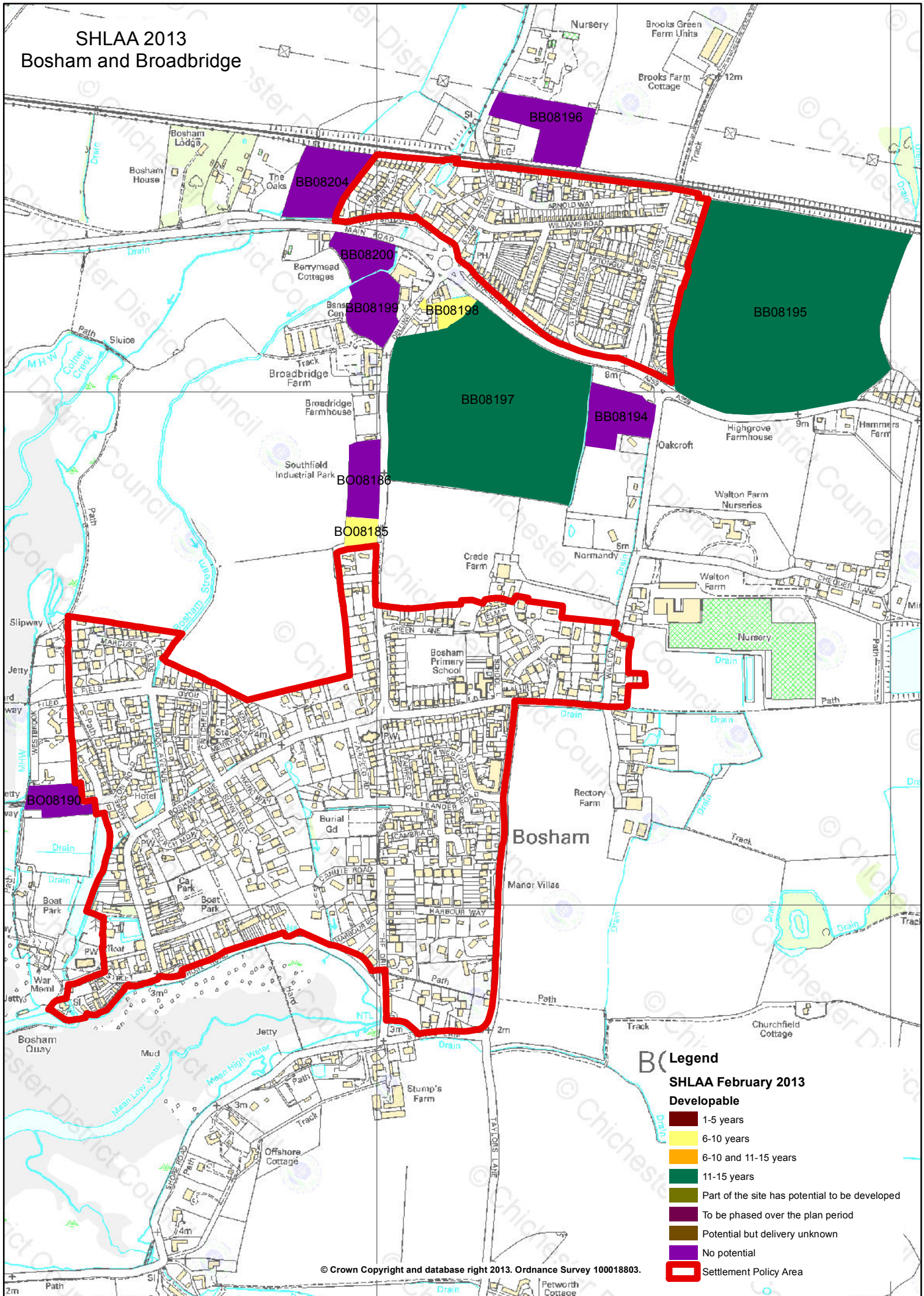
SHLAA 2013  
Birdham



BIRDHAM CP

- Legend**  
**SHLAA February 2013**  
**Developable**
- 1-5 years
  - 6-10 years
  - 6-10 and 11-15 years
  - 11-15 years
  - Part of the site has potential to be developed
  - To be phased over the plan period
  - Potential but delivery unknown
  - No potential
  - Settlement Policy Area

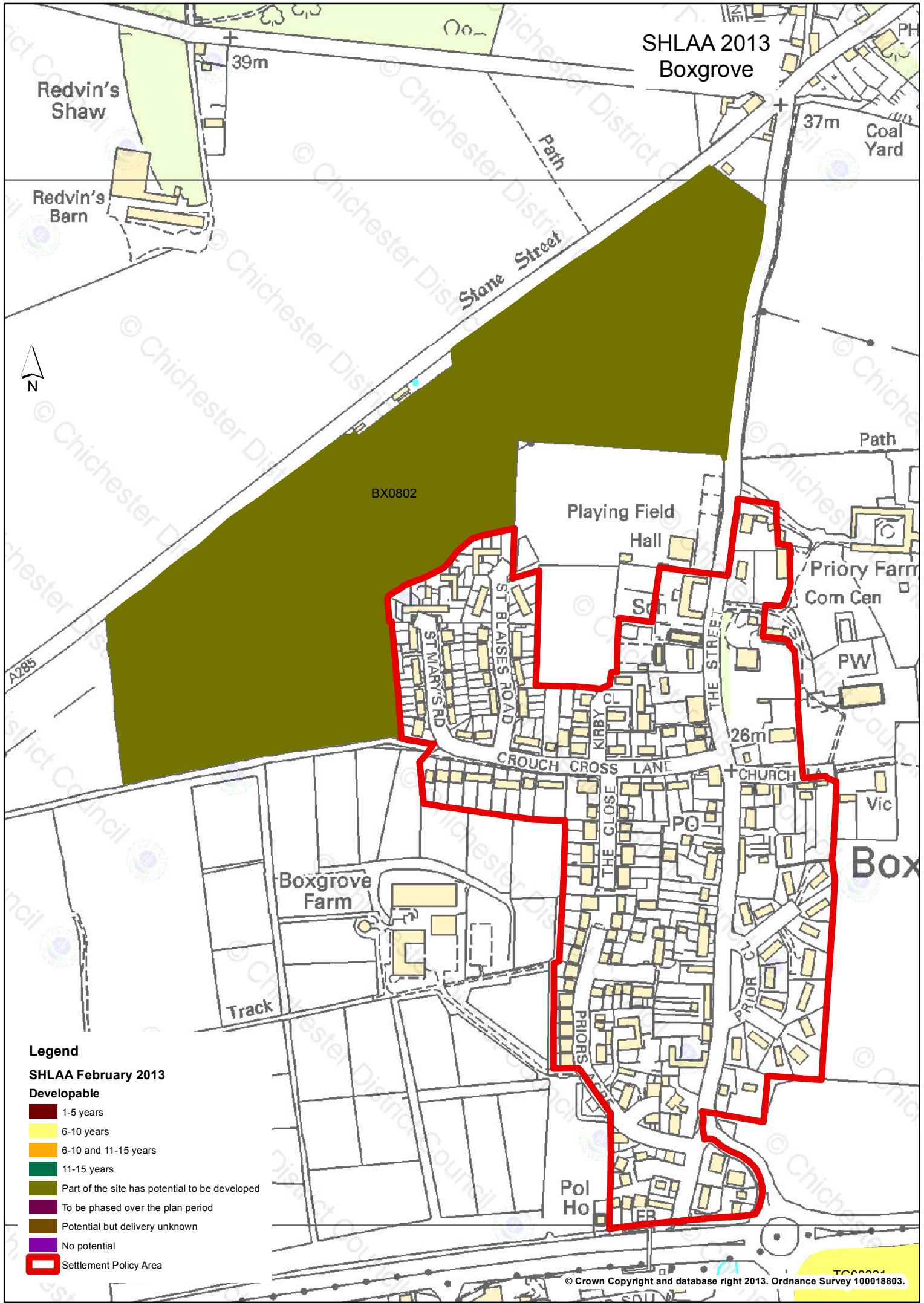
SHLAA 2013  
Bosham and Broadbridge



**Legend**  
**SHLAA February 2013**  
**Developable**

- 1-5 years
- 6-10 years
- 6-10 and 11-15 years
- 11-15 years
- Part of the site has potential to be developed
- To be phased over the plan period
- Potential but delivery unknown
- No potential
- Settlement Policy Area

SHLAA 2013  
Boxgrove



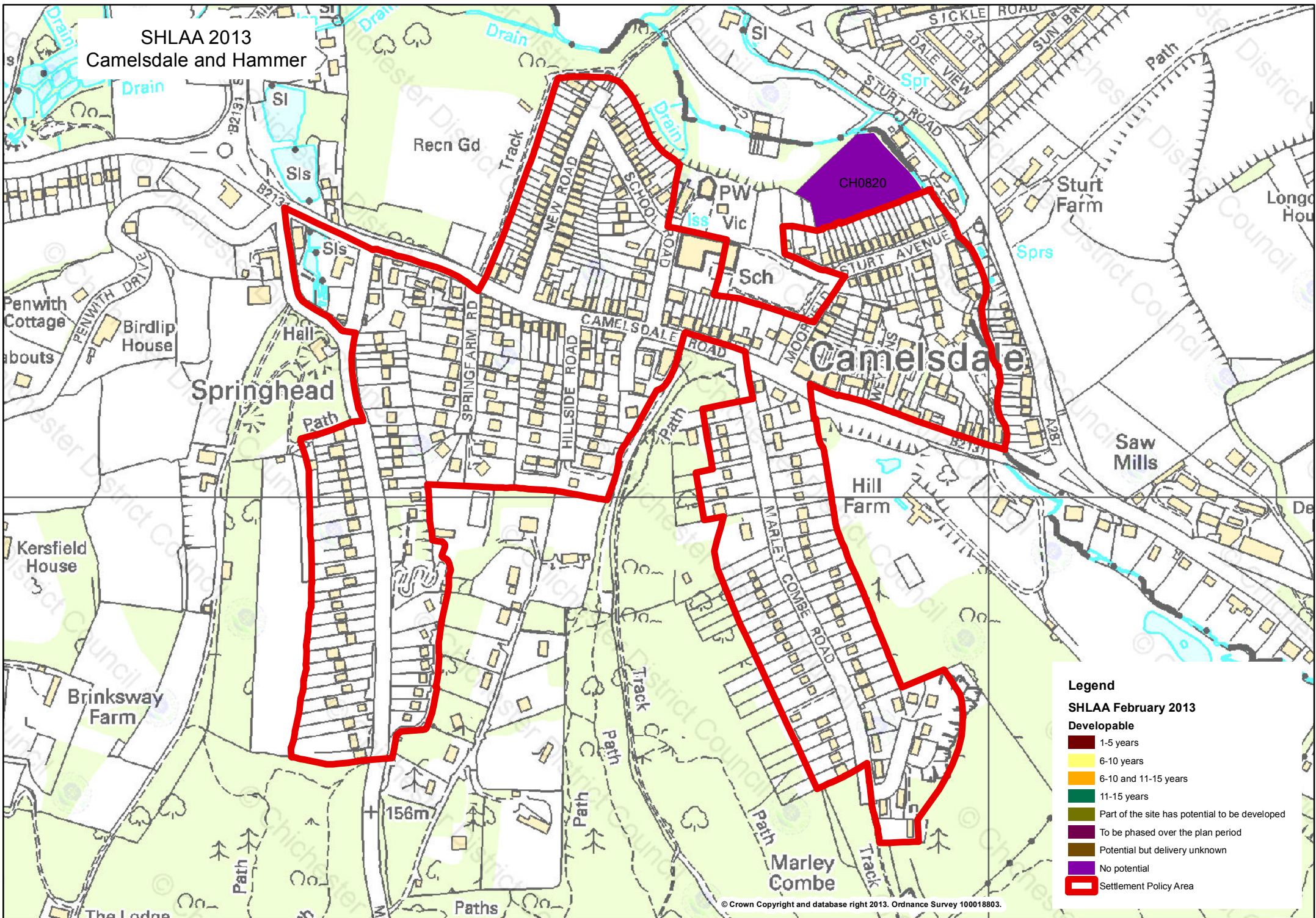
**Legend**

SHLAA February 2013

**Developable**

- 1-5 years
- 6-10 years
- 6-10 and 11-15 years
- 11-15 years
- Part of the site has potential to be developed
- To be phased over the plan period
- Potential but delivery unknown
- No potential
- Settlement Policy Area

SHLAA 2013  
Camelsdale and Hammer



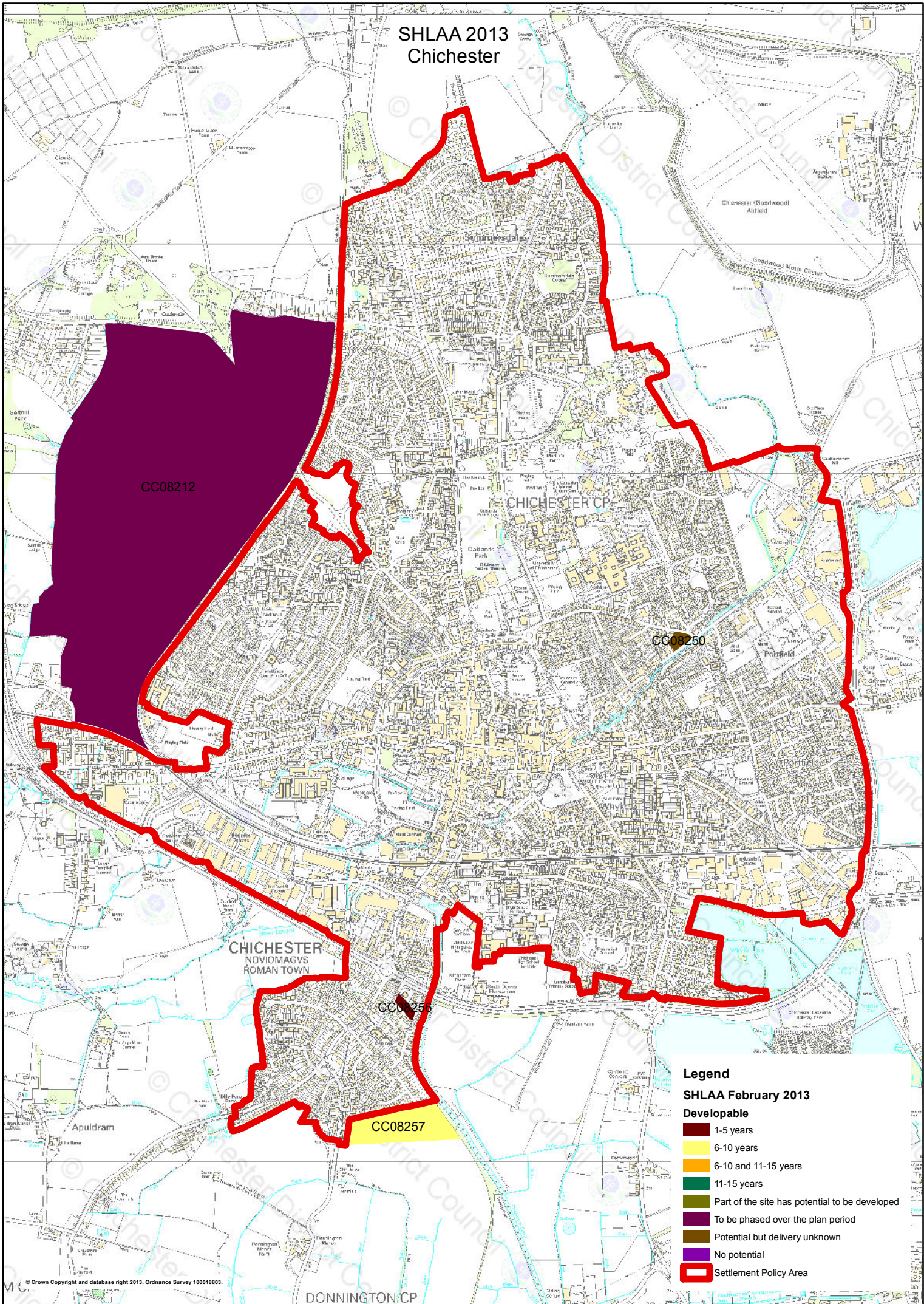
**Legend**

**SHLAA February 2013**

**Developable**

- 1-5 years
- 6-10 years
- 6-10 and 11-15 years
- 11-15 years
- Part of the site has potential to be developed
- To be phased over the plan period
- Potential but delivery unknown
- No potential
- Settlement Policy Area

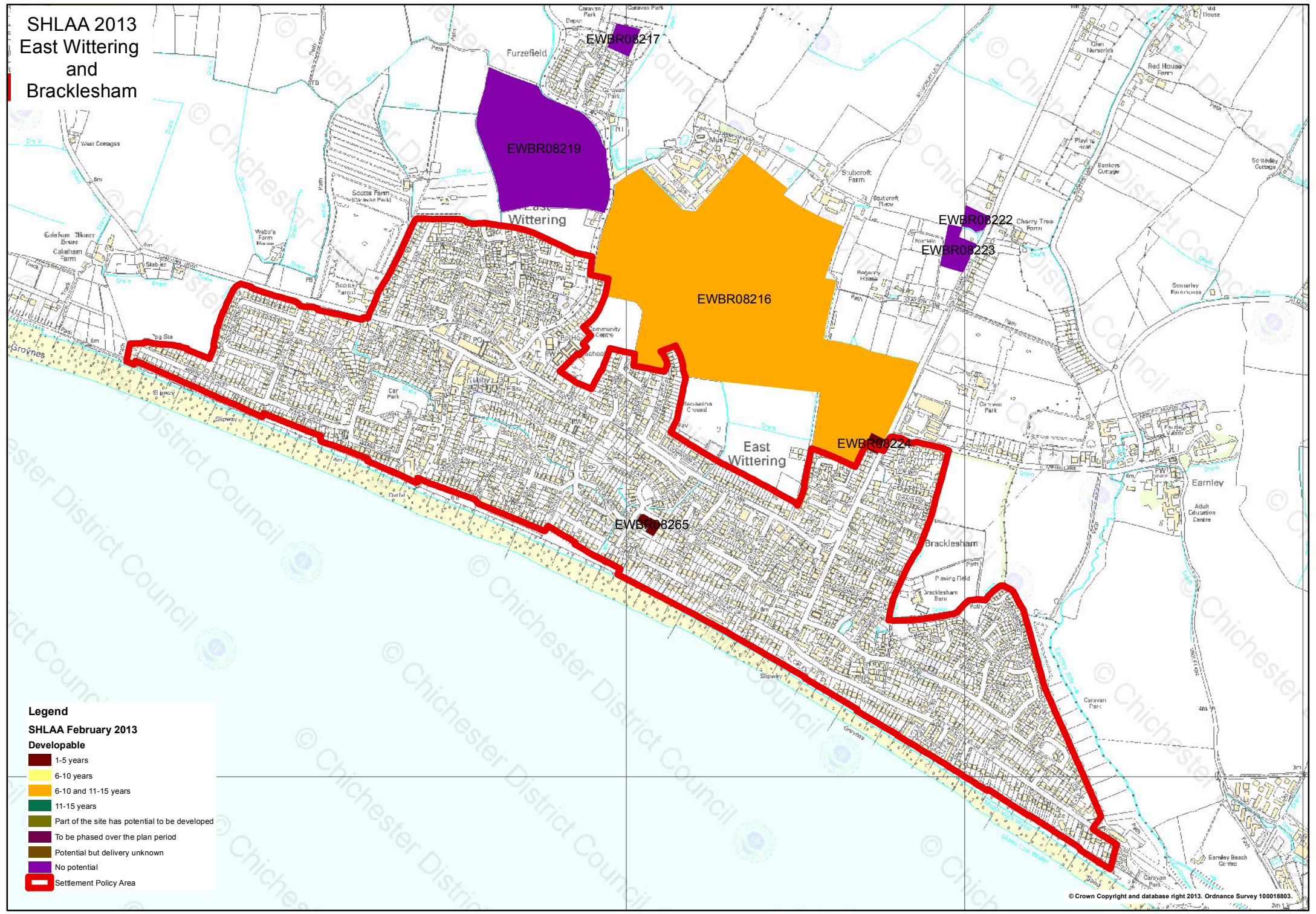
SHLAA 2013  
Chichester



**Legend**  
**SHLAA February 2013**  
**Developable**

- 1-5 years
- 6-10 years
- 6-10 and 11-15 years
- 11-15 years
- Part of the site has potential to be developed
- To be phased over the plan period
- Potential but delivery unknown
- No potential
- Settlement Policy Area

# SHLAA 2013 East Wittering and Bracklesham



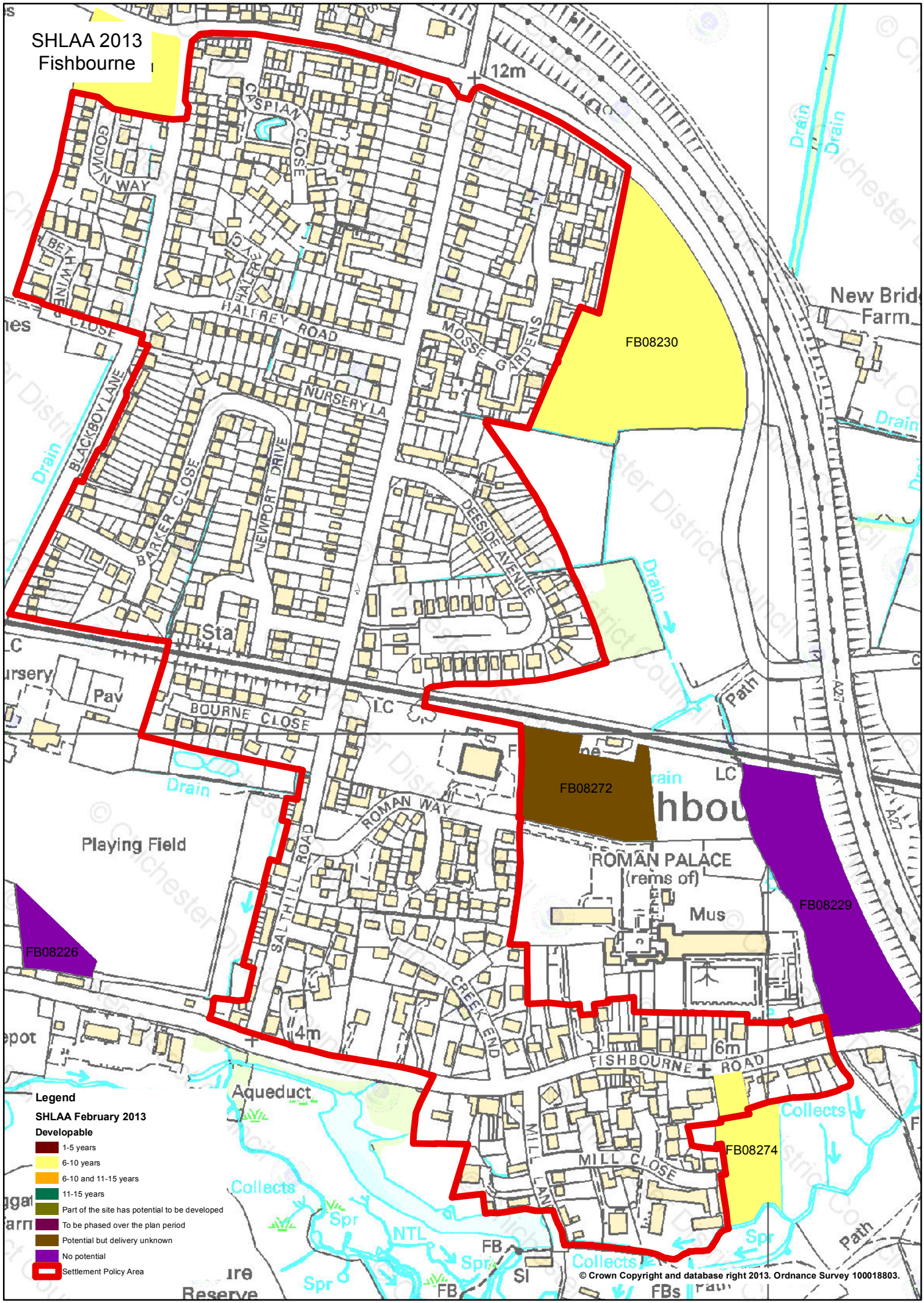
**Legend**

**SHLAA February 2013**

**Developable**

- 1-5 years
- 6-10 years
- 6-10 and 11-15 years
- 11-15 years
- Part of the site has potential to be developed
- To be phased over the plan period
- Potential but delivery unknown
- No potential
- Settlement Policy Area

SHLAA 2013  
Fishbourne



Legend

SHLAA February 2013

Developable

- 1-5 years
- 6-10 years
- 6-10 and 11-15 years
- 11-15 years
- Part of the site has potential to be developed
- To be phased over the plan period
- Potential but delivery unknown
- No potential
- Settlement Policy Area



SHLAA 2013

Hambrook  
Archer's  
Copse

Mill  
Farm

Ridge  
Farm

HB1203

HB08420

Riding  
Centre

HAMBROOK HILL (SOUTH)

AVIARY

SCANT ROAD (WEST)

CONIFER D

PO

THE AVENUE

Ham Brook

Nursery

HB08390

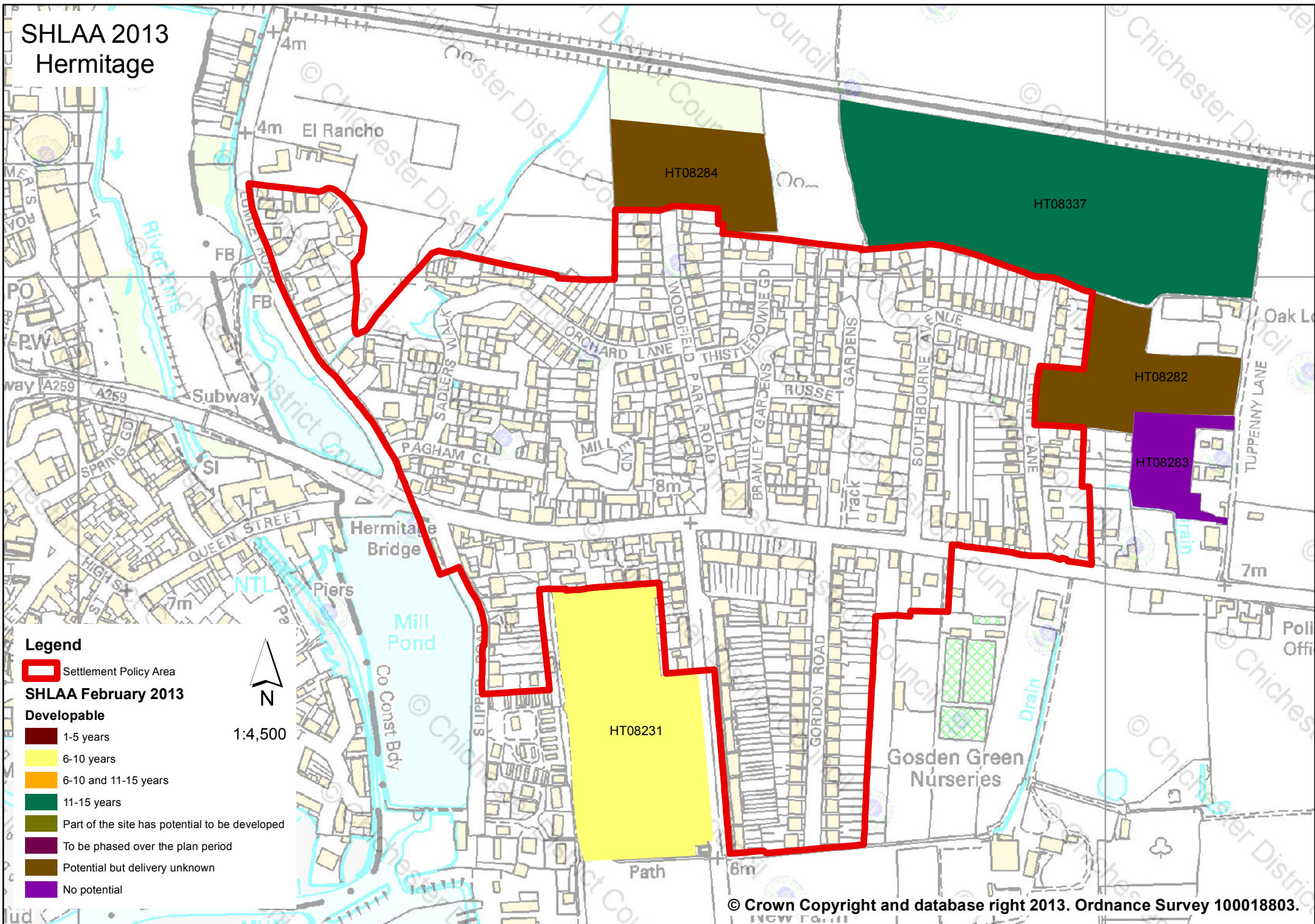
Largo

Coombe  
Leigh

**Legend**  
SHLAA February 2013

- Developable
- 1-5 years
- 6-10 years
- 6-10 and 11-15 years
- 11-15 years
- Part of the site has potential to be developed
- To be phased over the plan period
- Potential but delivery unknown
- No potential
- Settlement Policy Area

# SHLAA 2013 Hermitage



## Legend

Settlement Policy Area

## SHLAA February 2013

### Developable

1-5 years

6-10 years

6-10 and 11-15 years

11-15 years

Part of the site has potential to be developed

To be phased over the plan period

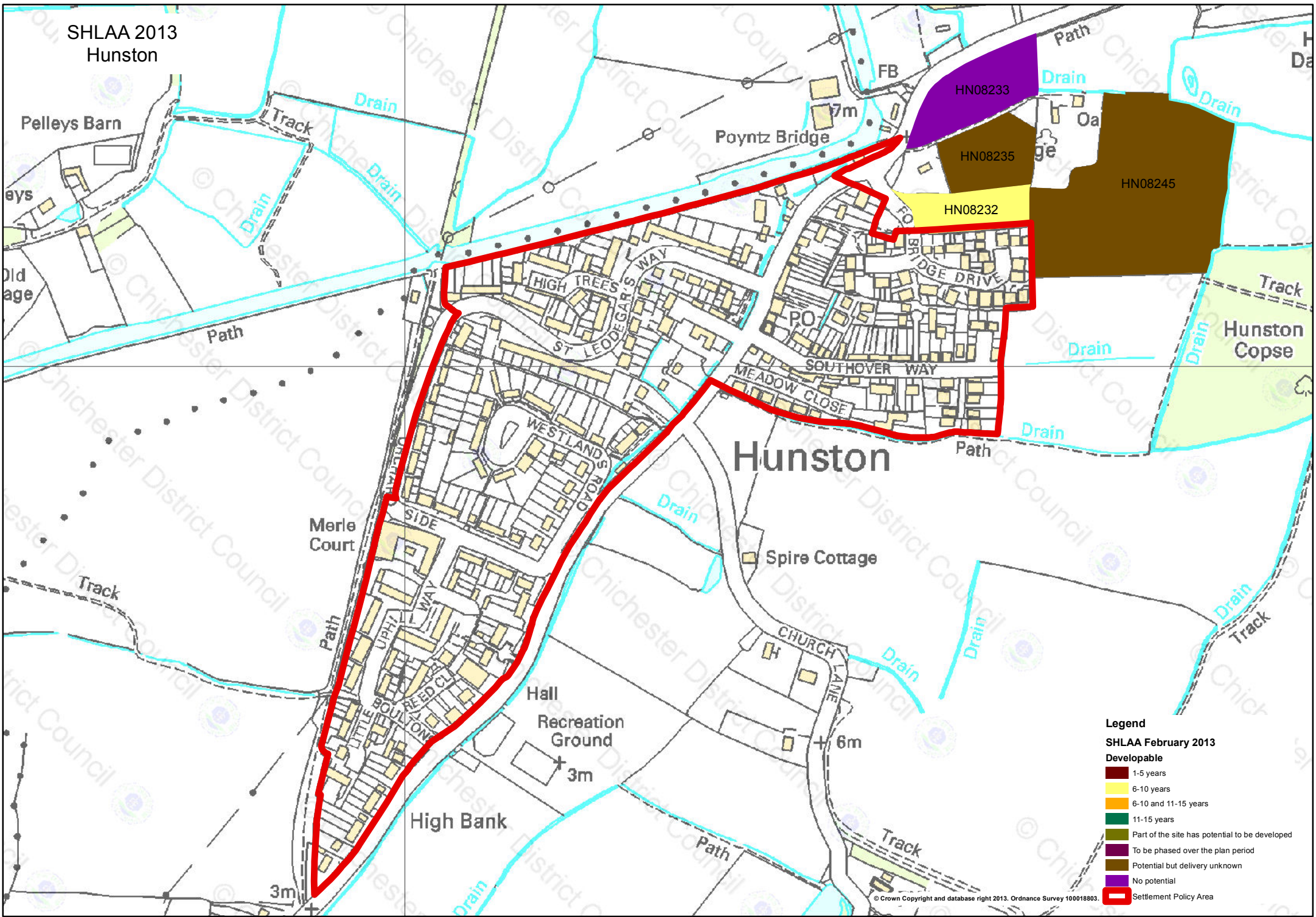
Potential but delivery unknown

No potential



1:4,500

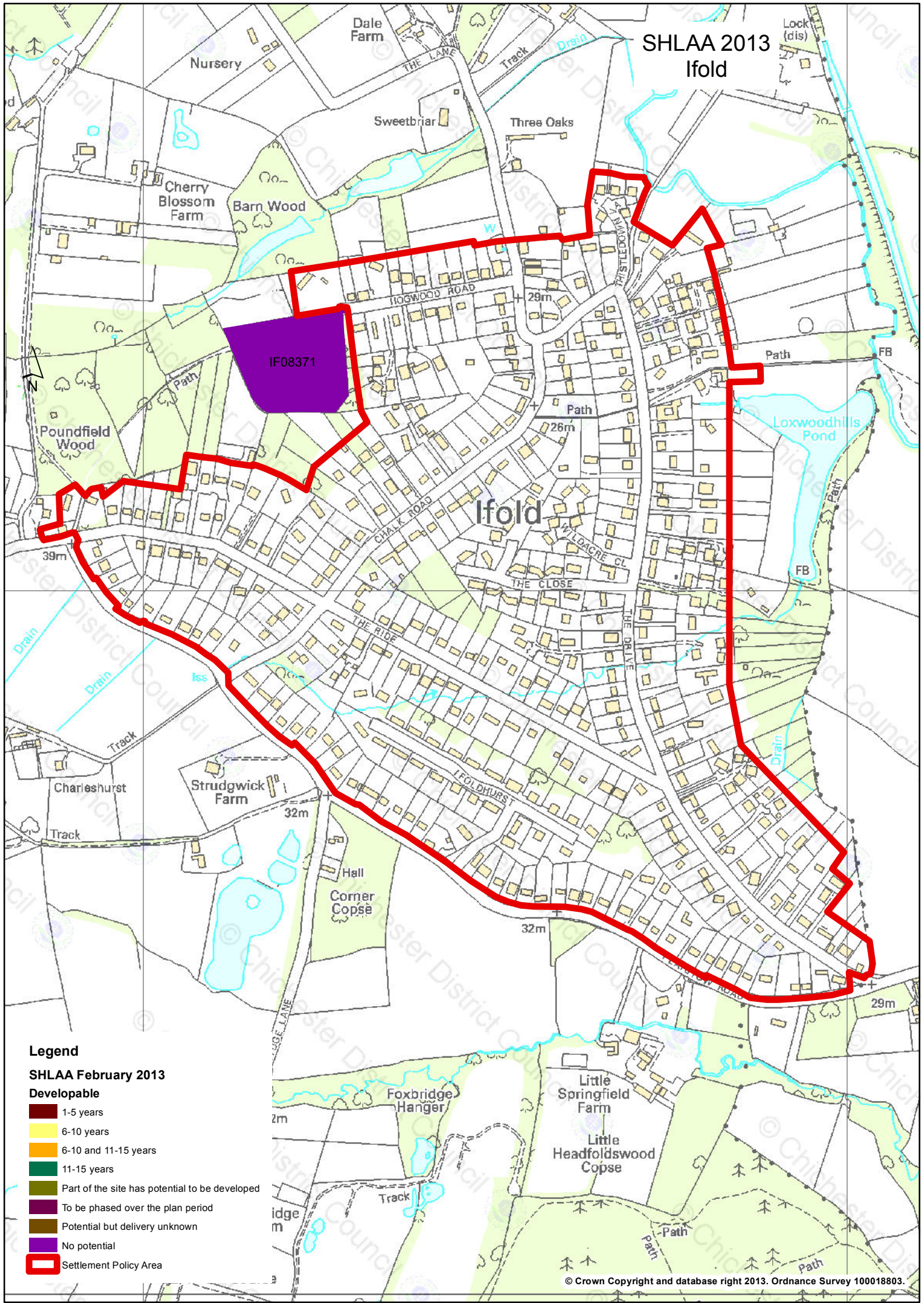
SHLAA 2013  
Hunston



**Legend**  
SHLAA February 2013  
Developable

- 1-5 years
- 6-10 years
- 6-10 and 11-15 years
- 11-15 years
- Part of the site has potential to be developed
- To be phased over the plan period
- Potential but delivery unknown
- No potential
- Settlement Policy Area

SHLAA 2013  
Ifold



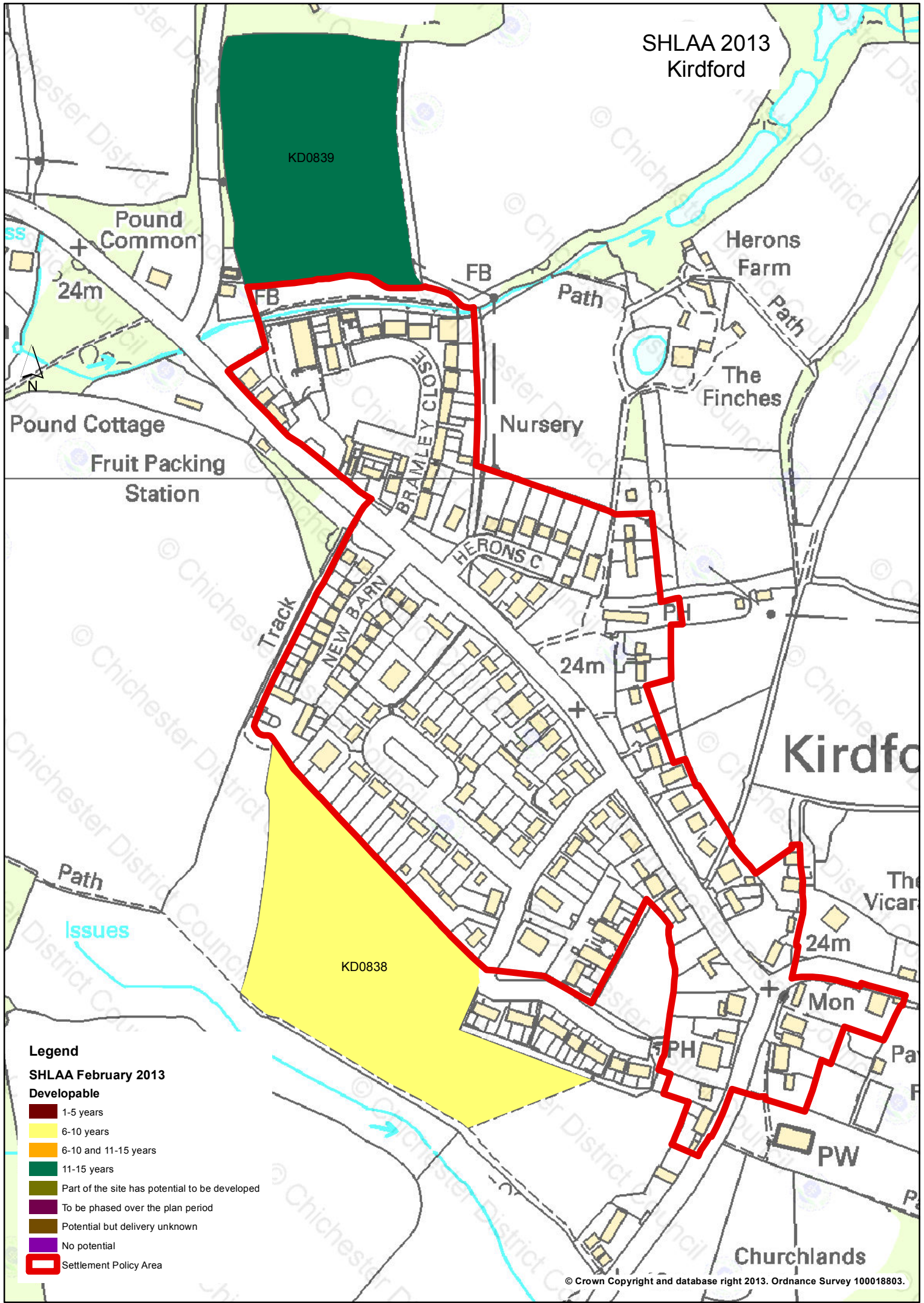
**Legend**

**SHLAA February 2013**

**Developable**

- 1-5 years
- 6-10 years
- 6-10 and 11-15 years
- 11-15 years
- Part of the site has potential to be developed
- To be phased over the plan period
- Potential but delivery unknown
- No potential
- Settlement Policy Area

SHLAA 2013  
Kirdford

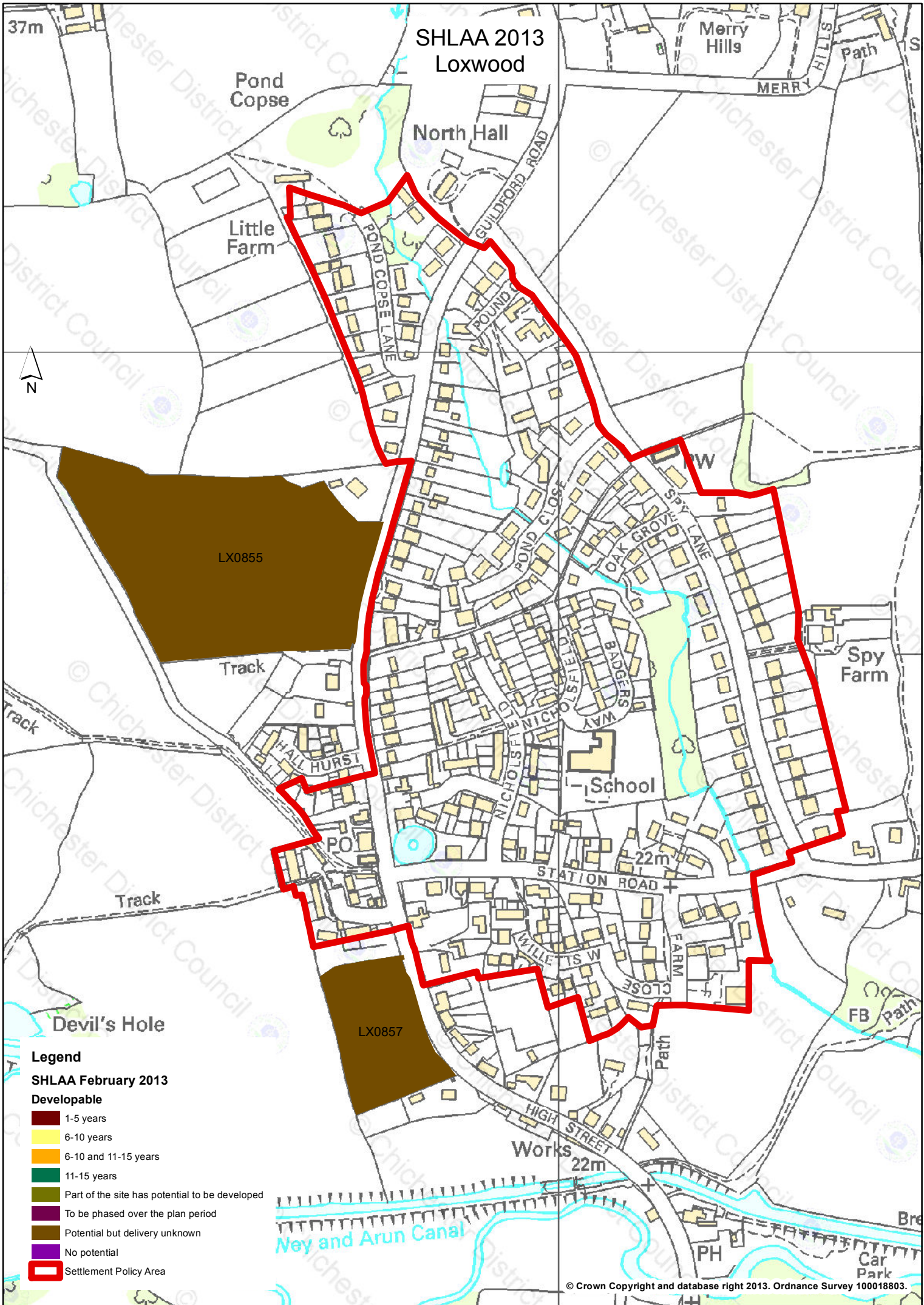


**Legend**

**SHLAA February 2013**

**Developable**

- 1-5 years
- 6-10 years
- 6-10 and 11-15 years
- 11-15 years
- Part of the site has potential to be developed
- To be phased over the plan period
- Potential but delivery unknown
- No potential
- Settlement Policy Area



SHLAA 2013  
Loxwood

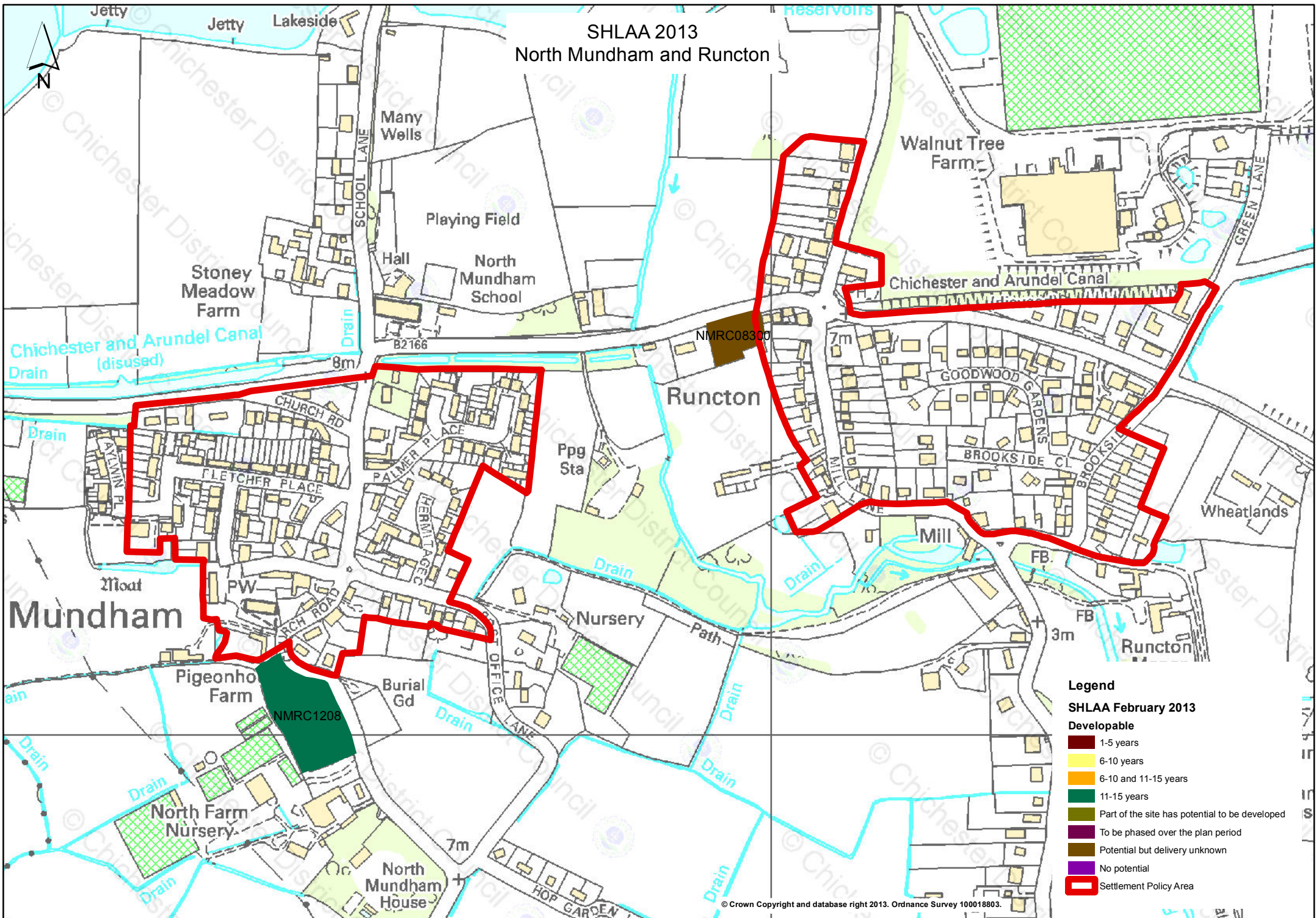
**Legend**

**SHLAA February 2013**

**Developable**

- 1-5 years
- 6-10 years
- 6-10 and 11-15 years
- 11-15 years
- Part of the site has potential to be developed
- To be phased over the plan period
- Potential but delivery unknown
- No potential
- Settlement Policy Area

SHLAA 2013  
North Mundham and Runcton

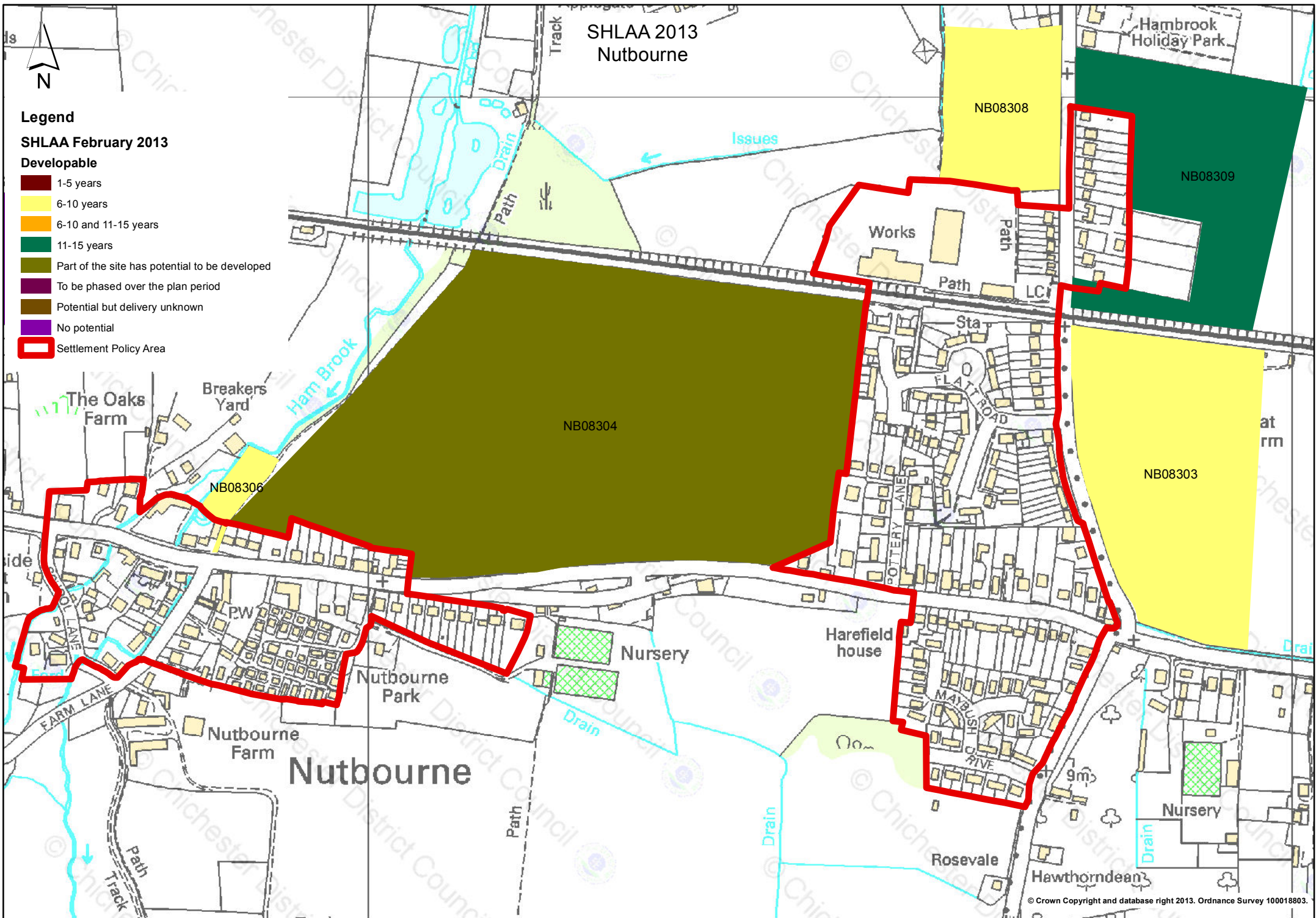


**Legend**

**SHLAA February 2013**

**Developable**

- 1-5 years
- 6-10 years
- 6-10 and 11-15 years
- 11-15 years
- Part of the site has potential to be developed
- To be phased over the plan period
- Potential but delivery unknown
- No potential
- Settlement Policy Area



**Legend**

**SHLAA February 2013**

**Developable**

- 1-5 years
- 6-10 years
- 6-10 and 11-15 years
- 11-15 years
- Part of the site has potential to be developed
- To be phased over the plan period
- Potential but delivery unknown
- No potential
- Settlement Policy Area

SHLAA 2013  
Nutbourne

NB08308

NB08309

Works

NB08304

NB08306

NB08303

Nursery

Harefield house

Nutbourne Park

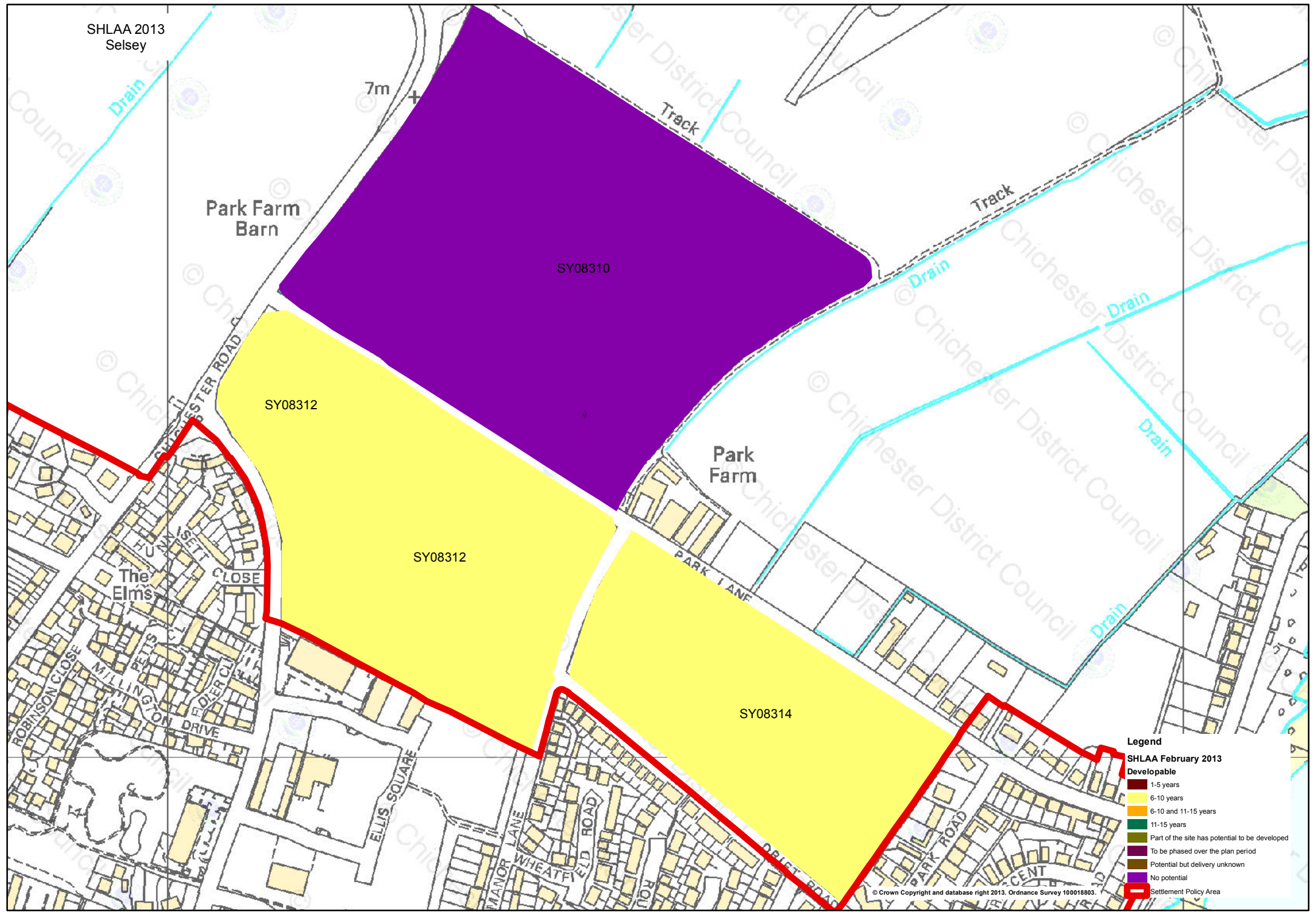
Nutbourne Farm

Nutbourne

Rosevale

Hawthorndean





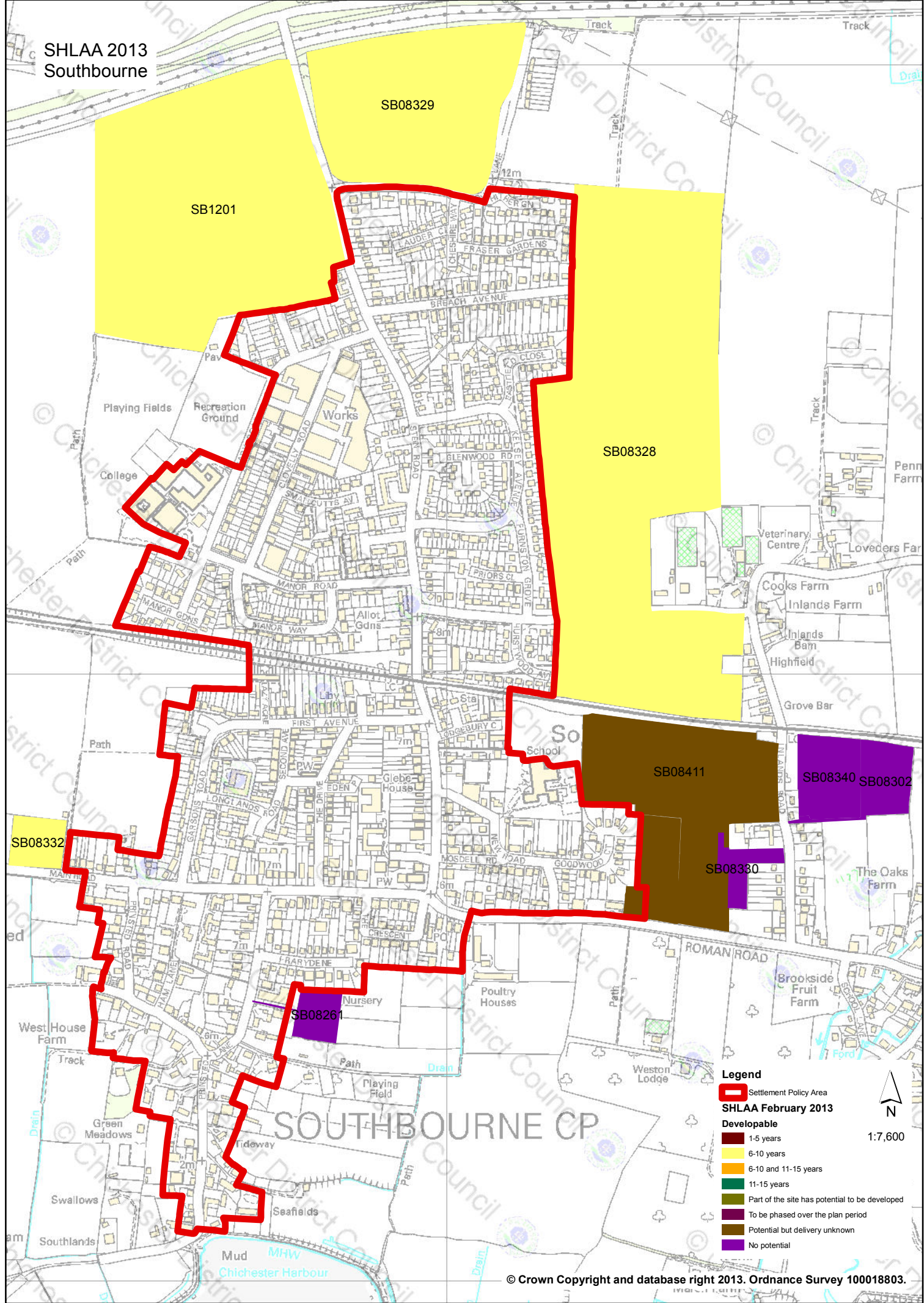
**Legend**  
SHLAA February 2013

**Developable**

- 1-5 years
- 6-10 years
- 6-10 and 11-15 years
- 11-15 years
- Part of the site has potential to be developed
- To be phased over the plan period
- Potential but delivery unknown
- No potential

**Settlement Policy Area**

SHLAA 2013  
Southbourne



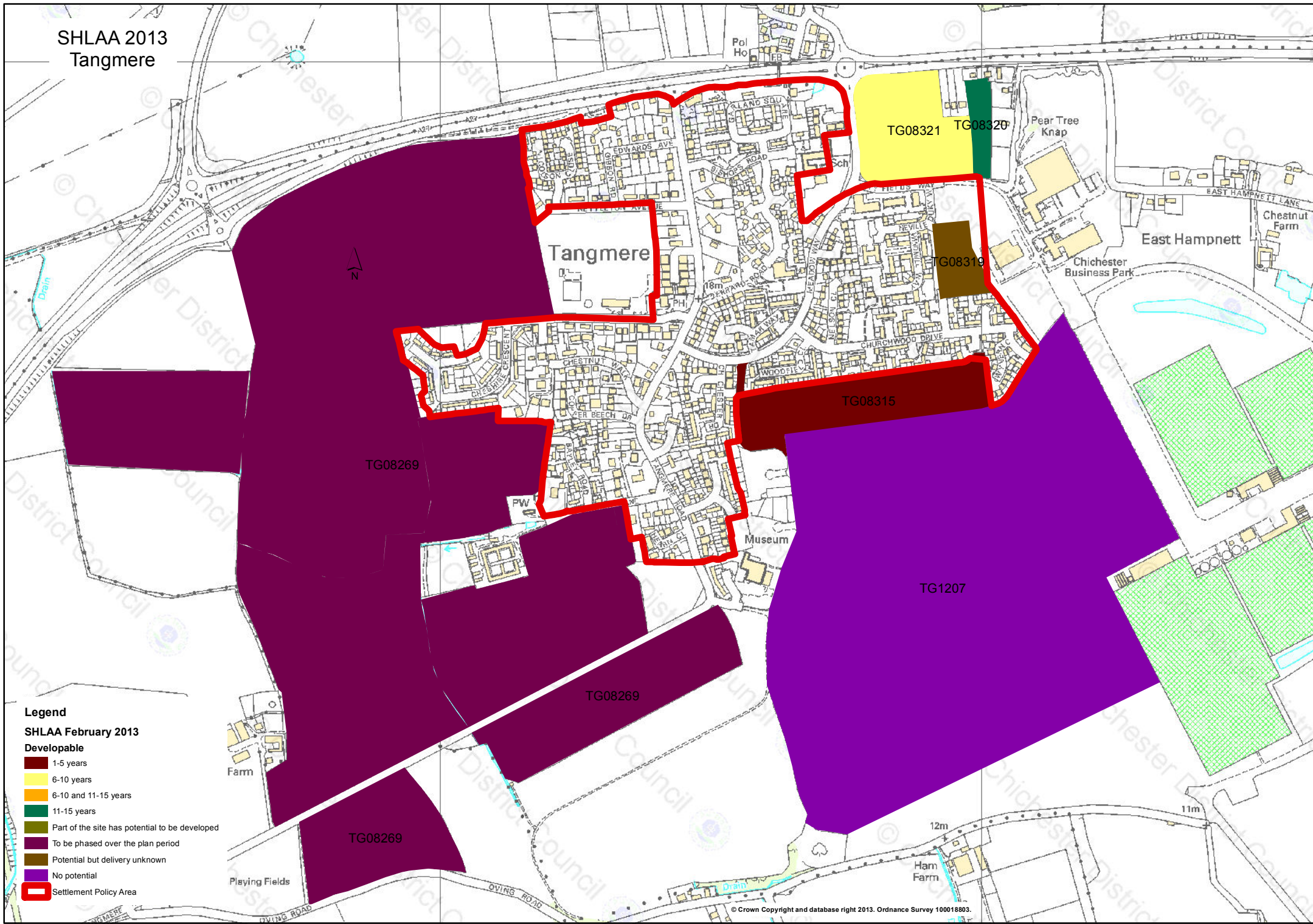
**Legend**

- Settlement Policy Area
- SHLAA February 2013**
- Developable**
- 1-5 years
- 6-10 years
- 6-10 and 11-15 years
- 11-15 years
- Part of the site has potential to be developed
- To be phased over the plan period
- Potential but delivery unknown
- No potential

1:7,600

SOUTHBOURNE CP

SHLAA 2013  
Tangmere



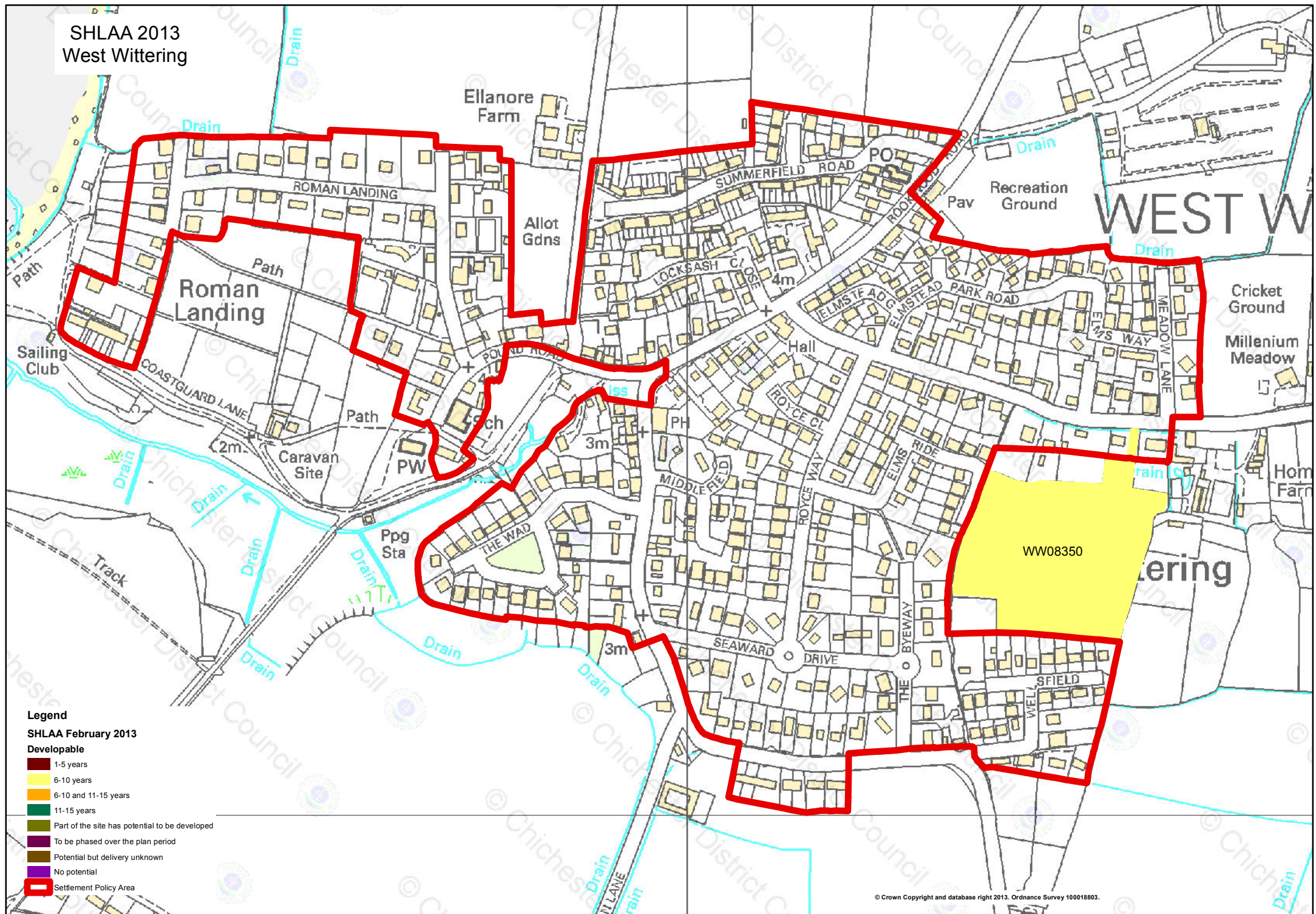
**Legend**

**SHLAA February 2013**

**Developable**

- 1-5 years
- 6-10 years
- 6-10 and 11-15 years
- 11-15 years
- Part of the site has potential to be developed
- To be phased over the plan period
- Potential but delivery unknown
- No potential
- Settlement Policy Area

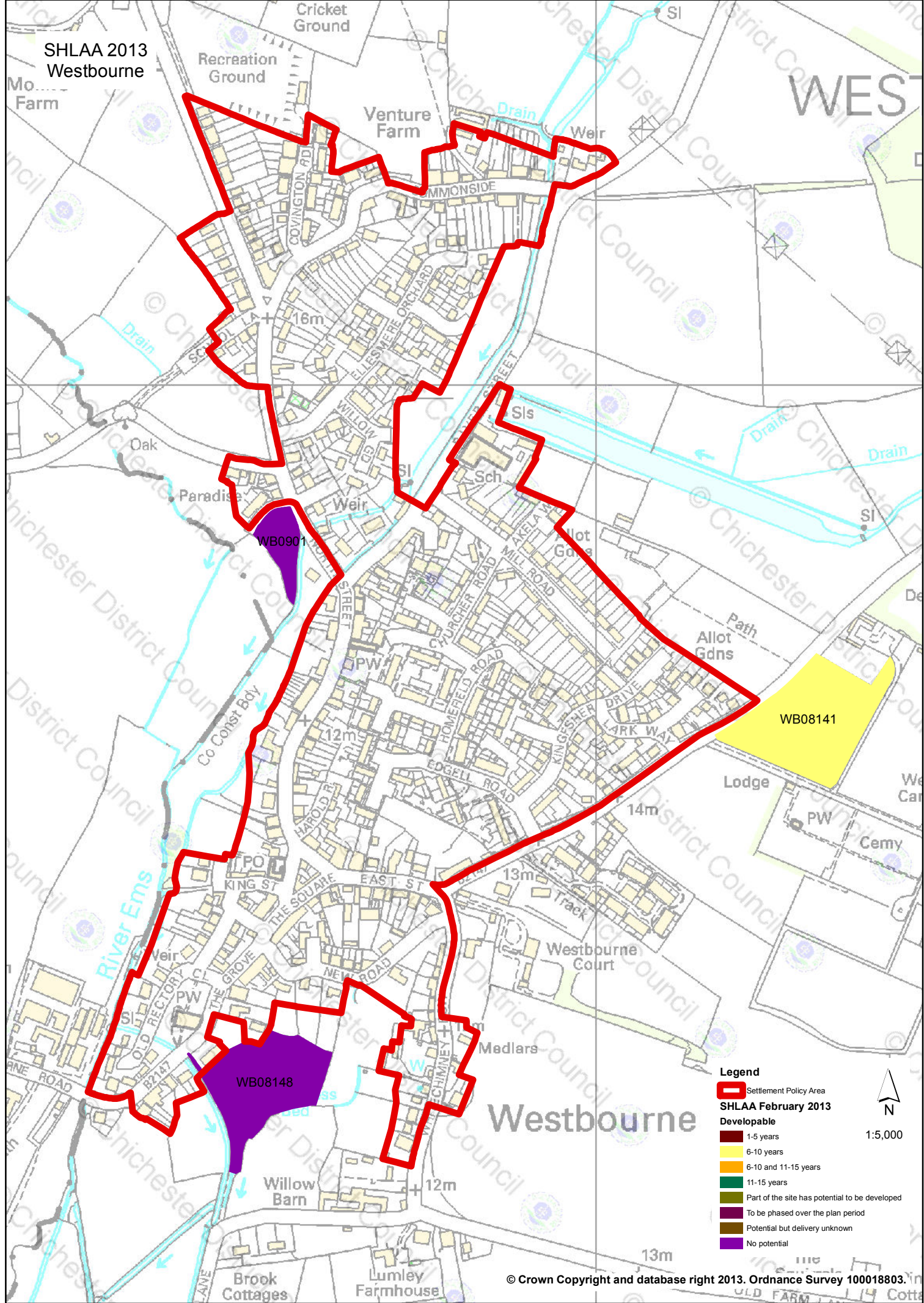
SHLAA 2013  
West Wittering



- Legend**  
SHLAA February 2013
- Developable**
- 1-5 years
  - 6-10 years
  - 6-10 and 11-15 years
  - 11-15 years
  - Part of the site has potential to be developed
  - To be phased over the plan period
  - Potential but delivery unknown
  - No potential
  - Settlement Policy Area

SHLAA 2013  
Westbourne

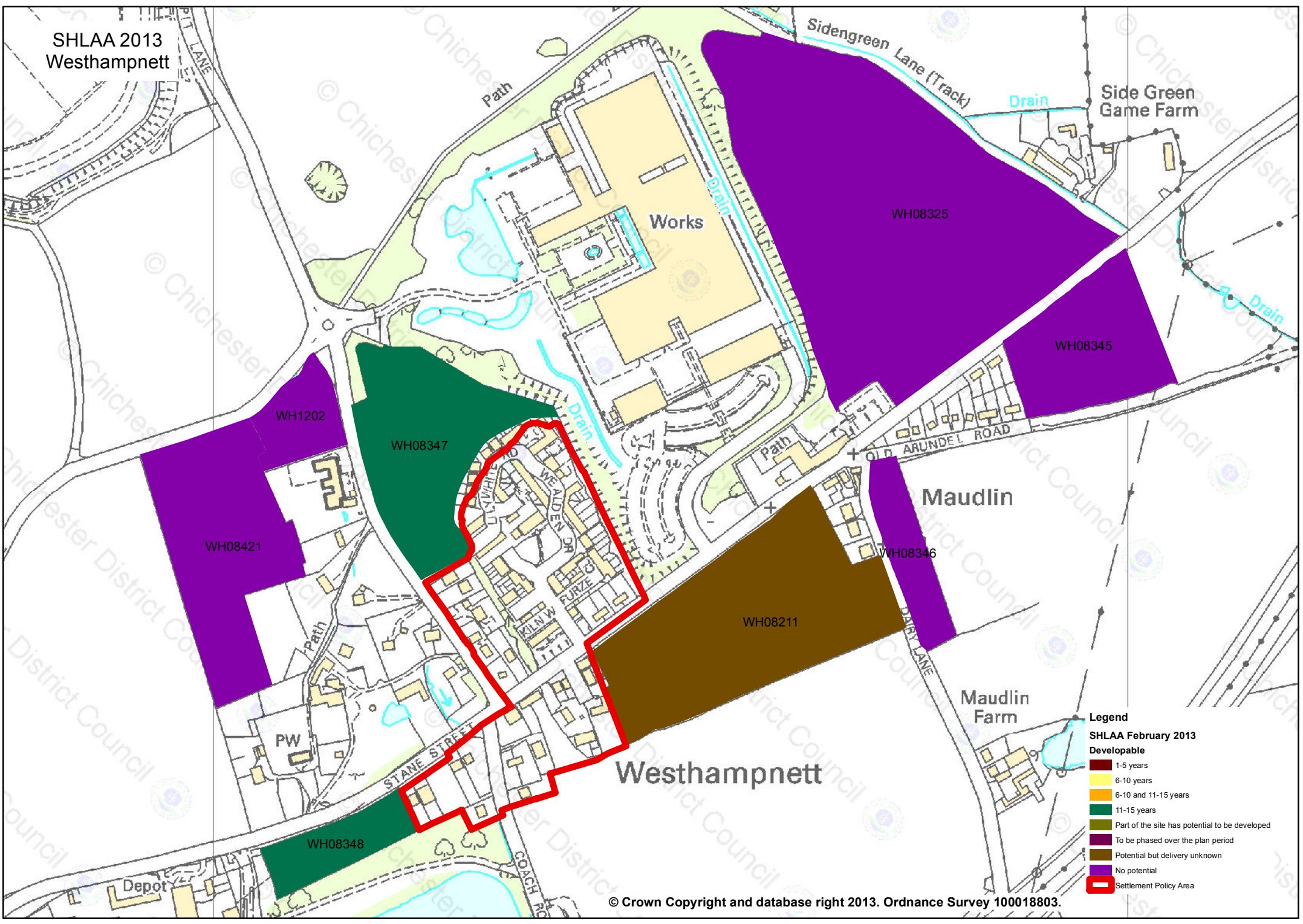
WEST



**Legend**

- Settlement Policy Area
- SHLAA February 2013**
- Developable**
- 1-5 years
- 6-10 years
- 6-10 and 11-15 years
- 11-15 years
- Part of the site has potential to be developed
- To be phased over the plan period
- Potential but delivery unknown
- No potential

1:5,000



**Legend**  
SHLAA February 2013

**Developable**

- 1-5 years
- 6-10 years
- 6-10 and 11-15 years
- 11-15 years
- Part of the site has potential to be developed
- To be phased over the plan period
- Potential but delivery unknown
- No potential
- Settlement Policy Area

