

Public Document Pack

JOHN WARD

Head of Finance and Governance Services

Contact: Philip Coleman, Member Services Manager
Tel: 01243 534655 Email: pcoleman@chichester.gov.uk

East Pallant House
1 East Pallant
Chichester
West Sussex
PO19 1TY
Tel: 01243 785166
www.chichester.gov.uk



A meeting of **Cabinet** will be held in Committee Room 1 - East Pallant House on **Tuesday 1 December 2015 at 9.30 am**

MEMBERS: Mr A Dignum (Chairman), Mrs E Lintill (Vice-Chairman), Mr R Barrow, Mr B Finch, Mrs P Hardwick, Mrs G Keegan and Mrs S Taylor

SUPPLEMENT TO AGENDA BACKGROUND PAPER

- 8 **Chichester Site Allocation: Consultation Draft Development Plan Document (DPD)** (Pages 1 - 58)
To consider in the light of recommendations from the Development Plan and Infrastructure Panel and to recommend the Council to approve for consultation, the draft Chichester Site Allocation Development Plan Document.

Background Paper - Methodology and Assessment



Site Allocation: Preferred Approach Development Plan Document

Methodology and Assessment

January 2015

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1 . Introduction and setting the Local Plan context

1.1 The Chichester Local Plan: Key Policies 2014-2029 was adopted in July 2015. The adopted Chichester Local Plan (CLP) identified that a Site Allocation Development Plan Document (DPD) and Neighbourhood Plans would provide greater detail on development sites and delivery for residential and employment.

1.2 Paragraph 7.27 of the CLP states that suitable sites and locations for development will be identified meeting the criteria set in Policy 2 (Development Strategy and Settlement Hierarchy) and other policies in the Plan. The identification of sites and phasing of delivery will be determined primarily by local communities through a neighbourhood planning process. In areas where parish councils do not wish to prepare their own neighbourhood plan, the Council will work with the parishes to identify sites in the Site Allocation Development Plan Document (DPD). Housing sites for Chichester city will be allocated through the Site Allocation DPD and may include sites adjoining the Chichester city Settlement Boundary in neighbouring parishes (including sites separated from the Settlement Boundary by the A27).

1.3 Paragraph 6.7 of the CLP explains that the requirement for approximately 16 hectares of employment land would be met through sites identified in the Site Allocation DPD. It expands on this further by requiring that new sites for office development and the majority of new land for industrial/warehousing be identified within or close to Chichester city (Policy 11).

How to use this document

1.4 We are not seeking representations on the Site Allocation DPD Methodology and Assessment but this document has been produced to support the consultation DPD. It should be read in conjunction with the Site Allocation: Preferred Approach Development Plan Document which is out for public consultation.

2 . Settlement Boundary Methodology

2.1 Settlement boundaries are recognised and generally accepted as an essential tool for the management of development, principally to prevent the encroachment of development into the countryside. It is important that the methodology is; clear, consistently applied, and capable of being easily understood by users.

2.2 The settlement boundaries have been carried forward from the settlement policy areas in the Local Plan April 1999. The adopted Chichester Local Plan: Key Policies 2014-2029 document sets out a hierarchy as follows:

- Chichester City Sub-Regional Centre: providing a wide range of higher order services and facilities - employment, shopping, education, health, entertainment, arts and culture - serving a wide catchment area extending outside the District.
- Settlement Hubs: providing a reasonable range of employment, retail, social and community facilities serving the settlement and local catchment areas.
- Service Villages: providing a reasonable range of basic facilities (e.g. primary school, convenience store and post office) to meet the everyday needs of local residents, or villages that provide fewer of these facilities but that have reasonable access to them in nearby settlements.
- Rest of Plan Area: this includes the countryside and other small villages and hamlets which have poor access to facilities.

2.3 The classification of settlements within the hierarchy is based on their existing characteristics and takes account of a number of factors including the availability of services and facilities, levels of accessibility and public transport, settlement size and character, identified infrastructure, environmental constraints and potential land availability.

2.4 The golden thread of the National Planning Policy Framework's (NPPF) is a presumption in favour of sustainable development, with the eleventh core planning principle stating that plan-making should "actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable".

2.5 It is for Local Planning Authorities to consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area (NPPF para 53).

Methodology

2.6 The Chichester Local Plan: Key Policies 2014-2029 Policy 2 - Development Strategy and Settlement Hierarchy states that settlement boundaries will be reviewed through the preparation of Development Plan Documents and/or Neighbourhood Plans, and should reflect the following general approach:

1. Respecting the setting, form and character of the settlement;
2. Avoiding actual or perceived coalescence of settlements; and
3. Ensuring good accessibility to local services and facilities.

2 . Settlement Boundary Methodology

2.7 It is important that the services within the settlement boundary are maintained as far as possible. The strategic policies in the Chichester Local Plan or Neighbourhood Plan will be used to reinforce and complement the selection of settlement boundaries in an effort to support the continuation of a network of services.

2.8 Development in the rest of the Plan area will be restricted to that which requires a countryside location or meets an essential local rural need or supports rural diversification.

Assessment

2.9 The concept of settlement boundaries is to draw a policy line which separates built-up areas (within which development is, in principle, acceptable), from the countryside (within which, with limited exceptions, it is not).

2.10 Settlement boundaries have previously been drawn close to buildings but may be redrawn to include the whole curtilage of homes and other buildings where they relate well to the existing built-up area. There is a presumption in favour of development if land is within a settlement boundary and therefore land should only be included within the boundary if that is where development is considered acceptable in principle, subject to compliance with other policies. There is a judgement to be made as to whether other development or areas adjacent to but outside the current settlement policy area relates more to the built environment than to the surrounding countryside.

2.11 A desktop study of the mapped area should be undertaken to collect data on current land and built form, land-use, landscape character, woodland cover, field pattern and settlement pattern using GIS and aerial photographs. This will allow the landscape to be easily surveyed in the field and gain a clearer understanding of the potential settlement boundary.

2.12 Fieldwork will also need to be undertaken to collect visual data relating to land and built form, land-use, vegetation, field boundaries and more perceptual aspects like scale, enclosure and visual unity. A decision can be made on whether the boundary is urban or rural in form as well as understanding the condition of landscape features and elements that detract from the overall character of that area.

2.13 The above information can then be collated to identify a new settlement boundary or amendments to the existing boundary. A written record should be produced for the proposed settlement boundary and changes made to maps where necessary. The transition between types of openness such as moving from garden to countryside may be hard to define, however, the processes identified in 3.3 and 3.4 above should help in judging the point where the characteristics of one are more dominant than another. The maps and written analysis, supported by photographs if necessary, will provide the evidence for the decision made.

Key Requirements:

- Settlement boundaries should include new development adjacent to the settlement boundary. This includes sites that have been developed following allocation in the Adopted Local Plan 1999, sites that have planning permission, built exception site

2 . Settlement Boundary Methodology

housing, minor extensions and other areas adjacent to but outside the current settlement policy area that relate more to the built environment than to the surrounding countryside.

- Settlement boundaries need not be continuous, it may be appropriate given the form of a settlement to define two or more separate areas.
- Isolated or sporadic development which is clearly detached from the main settlement should be excluded and where possible, settlement boundaries should follow a defined feature e.g. field boundary, road, stream, wall or fence.
- New schools, existing and proposed peripheral playing fields, environmental space, allotments, local green space and community gardens should not be included within the settlement boundary.
- Agricultural buildings may be included in settlement boundaries if they are well related in terms of scale and positioning to the rest of the settlement. Account will also be taken of the availability of defensible boundaries and the age of the building (i.e. how established the building is in the settlement).

Settlement Boundary Assessment Sheet

Table 2.1

Date:	Location
Key Characteristics	
Elevation/ Height/ Prominence	Low/ Medium/ High
Landform/ Features	Dominant/ Apparent/ Insignificant
Land Use	urban/rural/other arable/grassland/orchards/paddocks/woodland
Vegetation	dominant/ apparent/insignificant native/exotic/mixed
Woodland	extensive/fragmented/linear
Hedges	tall/medium/low
Hedgerow trees	present/absent
Extent of Views	extensive/interrupted/enclosed
Enclosure	dominant/apparent/insignificant

2 . Settlement Boundary Methodology

Transport and Highways	dominant/apparent/insignificant main road/urban road/rural lane/trainline/footpath/cyclepath
Settlements	dominant/apparent/insignificant town/village/hamlet
Density	Low/ Medium/ High
Buildings	dominant/apparent/insignificant type: domestic/farm/ commercial/industrial/other age: pre-17 th C/18 th C /19 th C/20 th C/ 21 st style:
Brief Description	

3 . Introduction to residential methodology and assessment

3.1 The Site Assessment Methodology sets out the approach the Council will follow in order to:

1. Assess and compare the suitability of employment and housing sites proposed for allocation and designation within the Site Allocations Development Plan Document (DPD), in locations which are not preparing a neighbourhood plan or where work on a neighbourhood plan as stalled.
2. Review settlement boundaries for those settlements which are not preparing a neighbourhood plan.

3.2 Housing Areas Assessed: Most Parishes within Chichester District (excluding the National Park) are preparing a Neighbourhood Plan. The majority of which identify residential sites for development and amending the Settlement Boundary. The parishes that the Site Allocation DPD is assessing are:

Table 3.1 Parishes covered by the Site Allocation DPD for residential

Parishes adjoining the Chichester city Settlement Boundary including sites separated from the Settlement Boundary by the A27	Appledram, Chichester, Donnington, Fishbourne, Lavant, North Mundham, Oving and Westhampnett
Parishes not covered by a neighbourhood plan / or where work has stalled	Boxgrove, East Wittering and Bracklesham, Hunston, Lynchmere, Plaistow and Westbourne

3.3 Where a parish has not reached the Pre-Submission stage of preparation by the end of August 2015 the Draft Site Allocation DPD assessed sites in that parish. However, if progress continues to be made on a neighbourhood plan and the Pre-Submission stage is undertaken and complete by the end of March 2016, prior to the submission of the Site Allocations DPD, then the sites will be removed from the Site Allocation document and the neighbourhood plan will take this process forward. This way there is confidence that the District Council through neighbourhood plans are taking the process of delivering housing forward and can demonstrate a five year supply.

3.4 The table below indicates the amount of residential development that the Site Allocation DPD should seek to identify in each Parish.

3 . Introduction to residential methodology and assessment

Table 3.2

Parish	Local Plan Housing Figure	Planning permissions since 1 April 2012 counting towards parish numbers (number of dwellings indicated)	Total housing identified to date	Remaining housing to be identified in Site Allocations DPD	Identified SHLAA sites within Settlement Boundaries (already counted in housing supply figures)	Comment
East Wittering and Bracklesham	180	Land north east of Beech Avenue (50)	50	130		
Boxgrove	25		0	25		
Chichester city	235	The Regnum Club, South Street (9) Land north of 20 Otway Road (17) The Chequers, Oving Rd (8)	34	201	Warrendell, off Plainwood Close Land at The Tannery, Westgate	
Hunston	25	Northmark, Foxbridge Drive (18)	18	7		
Lynchmere	10		0	10		
North Mundham	25	Land east of Palmer Place (15) Land south of Stoney Lodge (25)	40	0		No sites identified but there is a proposed change to the Settlement Boundary in the DPD

3 . Introduction to residential methodology and assessment

Parish	Local Plan Housing Figure	Planning permissions since 1 April 2012 counting towards parish numbers (number of dwellings indicated)	Total housing identified to date	Remaining housing to be identified in Site Allocations DPD	Identified SHLAA sites within Settlement Boundaries (already counted in housing supply figures)	Comment
Plaistow	10		0	10		
West Wittering	50	Land north of Chaucer Drive (50)	50	0		No sites identified but there is a proposed change to the Settlement Boundary in the DPD
Westbourne	25		0	25		

3 . Introduction to residential methodology and assessment

Apuldram Wastewater Treatment Works

3.5 The Council adopted the “Position Statement on Wastewater and Delivering Development in the Local Plan (Apuldram Wastewater Treatment Works) in July 2014.

3.6 This document sets out the issues with regard to development that looks to connect to the Apuldram WwTW. The following proposals for development in the adopted Chichester Local Plan: Key Policies 2014-2029 have been allocated headroom capacity at the Apuldram WwTW:

Policy 5 Parish Housing sites 2014-2029

- development at Fishbourne Parish (50)
- Chichester City allocation (235)

Policy 14 Development at Chichester City North

- development at Chichester City North (approximately 130)

There is also an expectation of approximately 100 dwellings per year windfall in Chichester City.

3.7 Paragraph 8 of the Position Statement on Wastewater and Delivering Development in the Local Plan (Apuldram Wastewater Treatment Works), states that “... allowing development on greenfield sites would erode the remaining headroom and prevent development from occurring on brownfield sites within existing settlements. Therefore it is considered appropriate to refuse planning permission on greenfield sites, if intended to utilise the treatment facilities at Apuldram, in favour of retaining the existing headroom for brownfield development.”

3.8 The Council has taken care to balance the development at Chichester City with the available headroom capacity at Apuldram WwTW. If the Council were to allocate greenfield sites, then it might be in the unfortunate position of refusing planning applications coming forward on brownfield sites within the City.

3.9 Therefore the Site Allocation DPD has focussed on identifying brownfield sites within Chichester City.

3.10 Employment Areas Assessed: Strategic Employment sites which contribute to the requirement set out in Policy 3 of the Local Plan will be identified in the Site Allocations DPD irrespective of whether a Neighbourhood Plan is being produced.

3.11 Methodology and Assessment: The methodology will enable the assessment of potential sites and land to ensure they contribute to sustainability objectives, offer the most benefit to the community and minimise any adverse impacts on the environment. The site assessment process considers physical constraints as well as economic, social and environmental impacts. Many of these issues are also covered in the Sustainability Appraisal process, which has been prepared with the DPD, and there may be an element of overlap.

3 . Introduction to residential methodology and assessment

3.12 It is essential that landowners, land agents, developers, statutory consultees and local communities are confident that that the proposed approach to assessing the suitability of sites submitted for consideration is appropriate, consistent and transparent. To this end, the methodology has been designed to:

- Take account of national planning principles
- Be transparent so that anyone can see how a particular outcome has been arrived at
- Ensure that development takes place in sustainable locations
- Contribute to making existing settlements more sustainable.
- Enable very unsuitable sites to be filtered out early on in the appraisal process.
- Provide a basis for comparison between sites.

3.13 The Council proposes to adopt a three stage approach to the assessment of sites submitted for consideration for allocation or designation in the Site Allocations DPD.

4 . Stage 1 residential site assessment

4.1 Following the adoption of the Chichester Local Plan: Key Policies 2014-2029 in July 2015, the Council undertook a “call for sites” to progress the work on the Site Allocation DPD.

4.2 The call for sites, in relation to housing, specifically looked at those Parishes that were not undertaking a Neighbourhood Plan, or would be unlikely to have a Pre-submission consultation document prepared by the end of September 2015 or at a more advanced stage, sites larger than 0.25ha and that met the requirement of footnote one in Policy 5 of the CLP (suitable sites will be allocated through the Site Allocation DPD and may include sites adjoining the Chichester City Settlement Boundary in neighbouring parishes (including sites separated from the Settlement Boundary by the A27)).

4.3 Sites that were put forward in the call for sites and sites that were included in the Strategic Housing Land Availability Assessment 2014 were amalgamated into a long list to enable the initial sieving process.

4.4 The Stage 1 assessment investigated the initial constraints of the site, which is a filter for the minimum requirements for the site to be suitable. These constraints related to potential flood risk, being contrary to CLP policy, being too small and having already been constructed or having planning permission. If sites were deemed unsuitable within Stage 1, then the site was discounted.

4.5 All remaining sites progressed to be tested against Stages 2 and 3, which looked at other possible constraints, as well the availability and achievability of the site. Where the judgement was considered subjective, a decision was made on the best available information.

4.6 Those sites that were discounted at the first sieve can be seen at Appendix 2.

5 . Stage 2 residential site assessment

5.1 The remaining sites from Stage One were then carried forward to the second stage to be assessed and can be seen at Appendix 3. Those sites that were not carried forward to the final site assessment (Stage Three) were eliminated for being contrary to Chichester Local Plan: Key Policies 2014-2029. For example, Policy 5 Parish Housing Sites 2012-2029. Specifically the footnote which requires that "suitable sites will be allocated through the Site Allocation DPD and may include sites adjoining the Chichester city Settlement Boundary in neighbouring parishes (including sites separated from the Settlement Boundary by the A27)."

6 . Stage 3 residential site assessment

6.1 Officers then undertook an individual assessment of the remaining sites. This entailed a desktop study and a site visit with information being recorded on individual site assessment sheets.

6.2 The desktop study recorded constraints such as ancient woodland, environmental designations, flood zones and relevant planning history. The site visits looked at the land suitability, surrounding uses, physical structures on site, access and the extent of views/enclosure of the site.

6.3 To enable a robust and consistent assessment of the sites, an agreed set of criteria was applied and all the sites received a final conclusion to the individual assessment. The headings for the criteria are listed as follows:

6.4 For Chichester City Allocations only

- Site adjoins the Chichester City Settlement boundary
- Site adjoins the Chichester city settlement boundary and is separated from the settlement boundary by the A27
- Site is removed from Chichester city settlement boundary and is separated from the settlement boundary by the A27 and separated by the existing adjoining Parish settlement

6.5 Distance

- Site is isolated from the nearest settlement
- Site is located in close proximity to the nearest settlement
- Site adjoins the nearest settlement

6.6 Scale

- Site is appropriate in scale and would contribute towards the Parish Allocation
- Site would be more appropriate for comprehensive development in due course and piecemeal development would undermine delivery of larger sites
- Site is strategic in scale and would be appropriate for comprehensive development in due course and piecemeal development would undermine delivery of larger sites

6.7 Access

- There is safe, convenient and direct access onto a main road
- There is safe and convenient access onto a residential road
- There is restricted access
- There is no available access

6.8 Landscape Character - Enclosure and Views

- Site is well contained with a sense of enclosure
- Site is contained with some views available into the site and additional planting would not appear out of character

6 . Stage 3 residential site assessment

- Site is open and additional planting would appear out of character in the landscape
- Site is open with key long distance views available into the site where additional planting would appear out of character in the landscape

6.9 Land use

- Site has an element of built form which relates well to the existing settlement
- Site is greenfield and would relate well to the existing settlement
- Site has an element of built form but does not relate well to the existing settlement
- Site is greenfield and does not relate well to the existing settlement
- Site forms a natural buffer to the existing settlement

6.10 Potential for mixed use

- Site is suitable for mixed use development
- Site is not suitable for mixed use development

7 . Appendix 1 Long list of residential sites

Table 7.1 Long list of candidate residential sites

Parish	SHLAA id	Site address	Excluded/assessed
Appledram	CC08209B	Land north of Stockbridge (part of South West Chichester)	Second sieve
Appledram and Donnington	CC08209	South West Chichester	Second sieve
Boxgrove	BX0801	Boxgrove Primary School	First sieve
Boxgrove	HK1411	Land at The Folly Tinwood Lane, Halnaker	First sieve
Boxgrove	BX0806	Land east of The Street	Assessed and discounted. The site is open to the wider landscape to the east and forms a natural buffer to the edge of the settlement.
Boxgrove	BX0804	Land west of Priors Acre	Assessed and discounted. The site is separated from the main settlement of Boxgrove.
Boxgrove	BX0802	Land north of Boxgrove Primary School	Assessed and discounted. The site is adjacent to the South Downs National Park, it is a countryside location and acts as a buffer between the settlement of Boxgrove and the SDNP.
Boxgrove	BX0803	Land south of Crouch Cross Lane	Assessed and discounted. No available access.
Boxgrove	BX0805	Land west of the Street	Assessed and allocated as preferred site.

7 . Appendix 1 Long list of residential sites

Parish	SHLAA id	Site address	Excluded/assessed
Boxgrove	BX1409	Land north of Boxgrove Priory	Assessed and discounted. The site is currently a vineyard and has an existing business use (Tinwood Vineyards).
Boxgrove	BX1410	Land east of Boxgrove Priory	Assessed and discounted. The site is a countryside location; a flat, open space and acts as natural buffer between the settlement of Boxgrove, the Priory (heritage asset) and the wider landscape.
Chichester		Land at Fairyhill and Fairyhill Cottage	Second sieve
Chichester	CC08397	Roussillon Barracks/ North of Ottway Road	First sieve
Chichester	CC08212	West of Chichester	First sieve
Chichester	CC08407	Graylingwell	First sieve
Chichester	CC08397	Roussillon Barracks	First sieve
Chichester	CC08407	Land south of Graylingwell Drive	First sieve
Chichester	CC08215	Land east of Peacock Close	First sieve
Chichester	CC1412	Warrendell, off Plainwood Close	First sieve
Chichester	CC1418	5 - 6 Southgate	First sieve
Chichester	CC1419	Sussex House, 12 Crane Street	First sieve
Chichester	CC1415	Bartholomews Ltd, Bognor Road	First sieve

7 . Appendix 1 Long list of residential sites

Parish	SHLAA id	Site address	Excluded/assessed
Chichester	CC1413	Portfield Football Ground	First sieve
Chichester	CC1414	The Woolstaplers Car Park	First sieve
Chichester	CC1416	The Regnum Club, 45A South Street	First sieve
Chichester	CC1417	The Heritage, Winden Avenue	First sieve
Chichester	CC08242	Garage site at St James Square	First sieve
Chichester	CC08247	10 Fishbourne Road East	First sieve
Chichester	CC08400	East Walls & Shippams Social Club	First sieve
Chichester	CC08401	Shippams Factory	First sieve
Chichester	CHIC025	81 & 91 Spitalfield	First sieve
Chichester	CC08252	Hay Road Allotments	First sieve
Chichester	CC08297	Land South of Winterbourne Road	First sieve
Chichester	CC08248	28 Kings Avenue and land rear of 28 Kings Avenue	First sieve
Chichester	CC08253	Osborne House, Stockbridge Road	First sieve
Chichester	CC08399	Former Chichester High School for Girls	First sieve
Chichester	CC1422	Land at The Tannery, Westgate	First sieve
Chichester	CC08246	18 Lavant Road	First sieve
Chichester	CC08258	Playing field at Central School	First sieve

7 . Appendix 1 Long list of residential sites

Parish	SHLAA id	Site address	Excluded/assessed
Chichester	CC08398	Garages behind 28 Exton Road	First sieve
Chichester	CC1420	Land at Sherborne Road	First sieve
Chichester	CC08250	Land at St Pancras	First sieve
Chichester	CC08239	Garage site at Green Lane	First sieve
Chichester	CC08259	Land at Westgate roundabout	First sieve
Chichester	CC08260	Land west of Frederick Road	Assessed and discounted. Preference is given to brownfield sites within Chichester City.
Chichester		117 The Hornet	Assessed and allocated as preferred site.
Chichester		Bartholomews	Assessed and allocated as preferred site.
Chichester		Land adjacent Tesco Petrol Station	Assessed and allocated as preferred site.
Chichester	CC08203	Chichester High School for Boys	First sieve
Donnington	CC08249	Former Petrol Filling Station & 3 Birdham Road	First sieve
Donnington	CC08257	Land south of Southfields Close	First sieve
Donnington	CC1425	Selsey Tram, Stockbridge Road	First sieve
Donnington	CC08249	Former Petrol Filling Station & 3 Birdham Road	First sieve
Donnington	CC08256	Windmill Bungalow, Queens Avenue	First sieve

7 . Appendix 1 Long list of residential sites

Parish	SHLAA id	Site address	Excluded/assessed
East Wittering and Bracklesham		Gees Camping	Second sieve
East Wittering and Bracklesham	EWBR08216A	Land at west of Bracklesham Lane	Assessed and allocated as preferred site.
East Wittering and Bracklesham	EWBR08216B	Land at Bracklesham Lane	Assessed and part of the site is allocated as preferred site. Development of the whole site will deliver too many houses for the DPD/parish numbers and development of this site should be considered through the review of the Local Plan.
East Wittering and Bracklesham	EWBR08221B	Land south of Clappers Lane	Assessed and discounted. The site to the west of Bracklesham Lane is a closer distance to facilities.
Fishbourne	FB08271	Land at Salthill Road	First sieve
Fishbourne	FB08230	Land east of Mosse Gardens	First sieve
Fishbourne	FB08270	Land to the rear of 11 Newport Drive	First sieve
Fishbourne	FB08276	Land north of Clay Lane	First sieve
Fishbourne	FB08275	Land west of Clay Lane	Second sieve
Fishbourne	FB08225	Land west of Blackboy Lane	Second sieve
Fishbourne	FB08274	Land to the rear of 69 Fishbourne Road	Second sieve

7 . Appendix 1 Long list of residential sites

Parish	SHLAA id	Site address	Excluded/assessed
Fishbourne	FB08229	Land north of Fishbourne Road West	Second sieve
Fishbourne	FB08228	Land north of Clay Lane	Second sieve
Fishbourne	FB08226	Land to rear of South barn	Second sieve
Fishbourne	FB08278	Land west of Portsmouth Water Company	Second sieve
Fishbourne	FB08281	Land north of Godwin Way	Second sieve
Fishbourne	FN08227	Land at Clay Lane	Second sieve
Fishbourne	FB08273	Land at Deeside Avenue	Second sieve
Fishbourne	FB1426	Land at Fishbourne East, Ham Road	Second sieve
Fishbourne	FB08272	Land at Fishbourne Roman Palace	First sieve
Hunston	HN08232	Land north of Foxbridge Drive	First sieve
Hunston	HN08236	Land north of 10 Oak View	Assessed and discounted. The site would be more appropriate for piecemeal development, comprehensive development would undermine delivery of larger sites in the future. There is restricted access. The site is open and additional planting would appear out of character in the landscape.
Hunston	HN08285	Land south of Meadow Close	First sieve
Hunston	HN08286	Land east of Southover Way	Assessed and discounted. No available access.

7 . Appendix 1 Long list of residential sites

Parish	SHLAA id	Site address	Excluded/assessed
Hunston	HN08287	Land at the corner of Church Lane and Main Road	First sieve
Hunston	HN08325	Land south of Reedbridge Farm	Assessed and allocated as preferred site.
Hunston	HN08234	Land south of the Carmelite Convent	Assessed and discounted. The site is separated from the main settlement of Hunston.
Hunston	HN08245	Land east of Foxbridge Drive	Assessed and discounted. No available access.
Hunston	HN08233	Reedbridge Farm	Assessed and discounted. The site is separated from the main settlement of Hunston.
Hunston	HN08288	Hunston Dairy Farm	Assessed and discounted. The site would be more appropriate for comprehensive development, piecemeal development would undermine delivery of larger sites in the future. There is restricted access. The site is open and additional planting would appear out of character in the landscape.
Hunston	HN1430	Land at Chrislee	Assessed and discounted. The site is separated from the main settlement of Hunston.

7 . Appendix 1 Long list of residential sites

Parish	SHLAA id	Site address	Excluded/assessed
Hunston	HN1431	Land at Bridge Farm	Assessed and discounted. The site would be more appropriate for comprehensive development, piecemeal development would undermine delivery of larger sites in the future. There is restricted access. The site is open and additional planting would appear out of character in the landscape. Part of the site is within Donnington Parish.
Hunston	HN1432	Land at Farmfield Nursery	Assessed and discounted. The site is separated from the main settlement of Hunston.
Lavant	CC08254	Hunters Rest, Lavant Road	First sieve
Lavant	CC08255	Land north of Summersdale Court	Assessed and discounted. Site forms a natural buffer to the existing settlement with a group area TPO.
Lavant	CC08204	Land north of Marchwood	Assessed and discounted. The site is open with key long distance views available into the site where additional planting would appear out of character in the landscape
Lavant	CC08254	Maddox Wood	Assessed and discounted. The site is unlikely to deliver more than 6+ dwellings, therefore would be windfall.

7 . Appendix 1 Long list of residential sites

Parish	SHLAA id	Site address	Excluded/assessed
Lavant	CC1421	Land north of Maddox Wood	Assessed and discounted. No available access and the site forms a natural buffer to the existing settlement.
Lynchmere	CH0807	Land at Hammerwood	First sieve
Lynchmere	CH0820	Land at Sturt Avenue	Assessed and discounted. No available access and the site forms a natural buffer to the existing settlement.
Lynchmere	CH0822	Tennis courts at Blue Anchor House	Assessed and discounted. The site is 0.2ha and falls below the threshold, an exception to assess the site was made owing to the allocation in the adopted Chichester Local Plan of 10 dwellings.
Lynchmere	CH0809	Land west of the Mill Tavern	Assessed and discounted. Site is isolated from the nearest settlement (sense of isolation due to nature of area).
Lynchmere	CH0810	Land at Sturt Meadow Cottages	Assessed and discounted. Site forms a natural buffer to the existing settlement with a group area TPO.
Lynchmere	CH0817	Land north of Copse Road	Assessed and discounted. The site forms a natural buffer to the existing settlement, there is restricted access

7 . Appendix 1 Long list of residential sites

Parish	SHLAA id	Site address	Excluded/assessed
Lynchmere	CH0808	Land north of Old Hatch Cottage	First sieve
Lynchmere	CH0815	Camelsdale Recreation Ground	First sieve
North Mundham	NMRC1439	Deltoid Field, Vinnetrov Road	First sieve
North Mundham		Land south of Stephens Cottage	Second sieve
Oving	CC1444	Former Drayton Manor Landfill Site	First sieve
Oving		The Fuel Depot, Bognor Road	First sieve
Oving	O1446	North of Gribble Lane	First sieve
Oving	CC08418	Lansdowne Nursery	Second sieve
Oving	CC08213	Shopwyke Lakes	Assessed and allocated as preferred site.
Oving		Sherwood Nursery	Second sieve
Oving	CC0903	WSCC Depot	Second sieve
Oving	CC08208	Westside House	Second sieve
Oving	CC1443	Shopwhyke Nursery	Second sieve
Oving		Land off Oving Road	Second sieve
Oving	CC08213	UMA House, Portfield Depot	Second sieve
Plaistow	PL1503	Land at Shortlands	First sieve
			to a community open space and children's play area with equipment.

7 . Appendix 1 Long list of residential sites

Parish	SHLAA id	Site address	Excluded/assessed
Plaistow	IF08416	Land south of Foxbridge Cottage (North)	Assessed and discounted. The site is strategic in scale and is separated from the main settlement of Ifold.
Plaistow	IF08416	Land south of Foxbridge Cottage (South)	Assessed and discounted. The site is strategic in scale, development would be obvious and intrusive the adjoining countryside and additional planting would appear out of character in the landscape.
Plaistow	IF08371	Land south of Barnwood	Assessed and discounted. The site is ancient woodland and there is restricted access.
Plaistow	PL1503	Land at Shortlands Copse	Assessed and discounted. The site is ancient woodland and is isolated from the settlement of Plaistow.
Plaistow	PL1204	Land north of Todhurst	Assessed and discounted. The development of the site would have an impact on the Conservation area and listed buildings (Black Lane Cottage and Old Red Hatch).
Plaistow	IF1501	Land at Little Springfield Farm	Assessed and discounted. The site is separated from the main settlement of Ifold.
Plaistow	IF1504	Land north of Little Springfield Farm	Assessed and allocated as preferred site.

7 . Appendix 1 Long list of residential sites

Parish	SHLAA id	Site address	Excluded/assessed
Westhampnett	WH08347	Land west of Rolls Royce	Second sieve
Westhampnett	WH1202	Corner of Claypit Lane and Madgwick Lane	Second sieve
Westhampnett	WH08421	Land west of The March CE School	Second sieve
Westhampnett	WH08325	Land east of Rolls Royce	Second sieve
Westhampnett	WH08348	Land west of Overnoons	Second sieve
Westhampnett	WH08345	Land east of 11 Stane Street	Second sieve
Westhampnett	WH08346	Land east of Dairy Lane	Second sieve
Westhampnett	WH08405	Land south of Ash Keys	First sieve
Westhampnett	WT1456	Former civil defence site	First sieve
Westhampnett	WH08211	Land at Maudlin Nursery	First sieve
Westhampnett	WT1457	Westerton Farm	First sieve
Westhampnett	WH1455	Land east of Coach Road (former landfill site)	Second sieve
Westbourne	WB08147	Land at Cemetery Lane (by Gypsy site)	Second sieve
Westbourne	WB1454	Land at Mill Road	First sieve
Westbourne	WB08148	Land south of the Church Hall	First sieve
Westbourne	WB08146	Garages and allotments at Churcher Road	First sieve
Westbourne	WB08150	Land to the rear of Lavender Cottage	First sieve
Westbourne	WB08149	Land to the rear of Well Cottage	First sieve

7 . Appendix 1 Long list of residential sites

Parish	SHLAA id	Site address	Excluded/assessed
Westbourne		Land at Paradise Lane/North Street	First sieve
Westbourne	WB08141	The Foxmeadow Stud	Assessed and discounted. The site forms a natural buffer to the existing settlement, additional planting would draw attention to development of the site.
Westbourne	WB08142	Chantry Hall Farm	Assessed and discounted. Development of the site would have an impact on the setting of the undesignated heritage asset (Chapel and Cemetery)
Westbourne	WB08143	Land north of Longcops lane	Assessed and discounted. Development of the site would harm the character and appearance of the village and its setting.
Westbourne	WB08144	Land west of Monks Hill	Assessed and allocated as preferred site.
Westbourne	WB1453	Land on north side of Cemetery Lane	Assessed and discounted. The site is open and additional planting would appear out of character in the landscape, potential impact on the setting of the undesignated heritage asset (Chapel and Cemetery) and restricted access.

8 . Appendix 2 Residential sites discounted at first sieve

Table 8.1 List of sites discounted at first sieve

Parish	SHLAA id	Site address	Reason for discounting
Boxgrove	BX0801	Boxgrove Primary School	site not available
Boxgrove	HK1411	Land at The Folly Tinwood Lane, Halnaker	Contrary to adopted Chichester Local Plan: Key Policies 2014-2029 Policy 2 Development Strategy and Settlement Hierarchy. This policy sets out the settlement hierarchy and indicates the scale and type of development that will be provided in the different settlements.
Chichester	CC08397	Roussillon Barracks/ North of Ottway Road	site has planning permission
Chichester	CC08212	West of Chichester	Strategic development location in the adopted Chichester Local Plan: Key Policies 2014-2029
Chichester	CC08407	Graylingwell	site has planning permission
Chichester	CC08397	Roussillon Barracks	site is under construction
Chichester	CC08407	Land south of Graylingwell Drive	allocation in the adopted Chichester Local Plan: Key Policies 2014-2029 (Policy 14).
Chichester	CC08215	Land east of Peacock Close	site has planning permission
Chichester	CC1412	Warrendell, off Plainwood Close	site has planning permission
Chichester	CC1418	5 - 6 Southgate	prior approval (second floor)
Chichester	CC1419	Sussex House, 12 Crane Street	prior approval (second floor)
Chichester	CC1415	Bartholomews Ltd, Bognor Road	site has planning permission

8 . Appendix 2 Residential sites discounted at first sieve

Parish	SHLAA id	Site address	Reason for discounting
Chichester	CC1413	Portfield Football Ground	site has planning permission
Chichester	CC1414	The Woolstaplers Car Park	site has planning permission
Chichester	CC1416	The Regnum Club, 45A South Street	site has planning permission
Chichester	CC1417	The Heritage, Winden Avenue	site has planning permission
Chichester	CC08242	Garage site at St James Square	site developed
Chichester	CC08247	10 Fishbourne Road East	site developed
Chichester	CC08400	East Walls & Shippams Social Club	site developed
Chichester	CC08401	Shippams Factory	site developed
Chichester	CHIC025	81 & 91 Spitalfield	site developed
Chichester	CC08252	Hay Road Allotments	site developed
Chichester	CC08297	Land South of Winterbourne Road	site developed
Chichester	CC08248	28 Kings Avenue and land rear of 28 Kings Avenue	site developed
Chichester	CC08253	Osborne House, Stockbridge Road	site developed
Chichester	CC08399	Former Chichester High School for Girls	site developed

8 . Appendix 2 Residential sites discounted at first sieve

Parish	SHLAA id	Site address	Reason for discounting
Chichester	CC1422	Land at The Tannery, Westgate	prior approval
Chichester	CC08246	18 Lavant Road	site too small (0.27ha)
Chichester	CC08258	Playing field at Central School	allocated as open space
Chichester	CC08398	Garages behind 28 Exton Road	site too small (0.17ha)
Chichester	CC1420	Land at Sherborne Road	allocated as open space
Chichester	CC08250	Land at St Pancras	site included in 5 yhls
Chichester	CC08239	Garage site at Green Lane	site is too small
Chichester	CC08259	Land at Westgate roundabout	site is too small
Chichester	CC08203	Chichester High School for Boys	Site is in Flood Zones 2 and 3
Donnington	CC08249	Former Petrol Filling Station & 3 Birdham Road	site has planning permission
Donnington	CC08257	Land south of Southfields Close	Site is under construction
Donnington	CC1425	Selsey Tram, Stockbridge Road	site has planning permission
Donnington	CC08249	Former Petrol Filling Station & 3 Birdham Road	site developed
Donnington	CC08256	Windmill Bungalow, Queens Avenue	site included in 5 yhls
Fishbourne	FB08271	Land at Salthill Road	site has planning permission
Fishbourne	FB08230	Land east of Mosse Gardens	site has planning permission and allocated in the Fishbourne Neighbourhood Plan

8 . Appendix 2 Residential sites discounted at first sieve

Parish	SHLAA id	Site address	Reason for discounting
Fishbourne	FB08270	Land to the rear of 11 Newport Drive	site developed
Fishbourne	FB08276	Land north of Clay Lane	site developed
Fishbourne	FB08272	Land at Fishbourne Roman Palace	allocated in Fishbourne Neighbourhood Plan
Hunston	HN08232	Land north of Foxbridge Drive	site has planning permission
Hunston	HN08287	Land at the corner of Church Lane and Main Road	Site is in Flood Zones 2 and 3
Hunston	HN08285	Land south of Meadow Close	Site is in Flood Zones 2 and 3
Lavant	CC08254	Hunters Rest, Lavant Road	site is under construction
Lynchmere	CH0807	Land at Hammerwood	site too small 0.45ha but need to demolish two existing dwellings
Lynchmere	CH0808	Land north of Old Hatch Cottage	site in South Downs National Park
Lynchmere	CH0815	Camelsdale Recreation Ground	allocated as open space
North Mundham	NMRC1439	Deltoid Field, Vinnetrov Road	Not promoted for residential dwellings
Oving	O1446	North of Gribble Lane	site has planning permission
Oving	CC1444	Former Drayton Manor Landfill Site	Site is not appropriate for residential development
Oving		The Fuel Depot, Bognor Road	Site is not appropriate for residential development

8 . Appendix 2 Residential sites discounted at first sieve

Parish	SHLAA id	Site address	Reason for discounting
Plaistow	PL1503	Land at Shortlands	Contrary to adopted Chichester Local Plan: Key Policies 2014-2029 Policy 2 Development Strategy and Settlement Hierarchy. This policy sets out the settlement hierarchy and indicates the scale and type of development that will be provided in the different settlements.
Westbourne	WB1454	Land at Mill Road	Site is currently open space and is in Flood Zone 2
Westbourne	WB08148	Land south of the Church Hall	Site is in Flood Zones 2 and 3
Westbourne	WB08146	Garages and allotments at Churcher Road	site is developed
Westbourne	WB08150	Land to the rear of Lavender Cottage	site is too small (0.25ha)
Westbourne	WB08149	Land to the rear of Well Cottage	site is too small
Westbourne		Land at Paradise Lane/North Street	Site is in Flood Zones 2 and 3
Westhampnett	WH08405	Land south of Ash Keys	site has planning permission
Westhampnett	WT1456	Former civil defence site	Contrary to adopted Chichester Local Plan: Key Policies 2014-2029 Policy 5 Parish Housing Sites 2012-2029. Specifically the footnote which requires that "suitable sites will be allocated through the Site Allocation DPD and may include sites adjoining the Chichester city Settlement Boundary in neighbouring parishes (including sites separated from the Settlement Boundary by the A27)".

8 . Appendix 2 Residential sites discounted at first sieve

Parish	SHLAA id	Site address	Reason for discounting
Westhampnett	WH08211	Land at Maudlin Nursery	site has planning permission
Westhampnett	WT1457	Westerton Farm	Contrary to adopted Chichester Local Plan: Key Policies 2014-2029 Policy 5 Parish Housing Sites 2012-2029. Specifically the footnote which requires that "suitable sites will be allocated through the Site Allocation DPD and may include sites adjoining the Chichester city Settlement Boundary in neighbouring parishes (including sites separated from the Settlement Boundary by the A27)." The site also has planning permission as a rural exception site.

9 . Appendix 3 Residential sites discounted at second sieve

Table 9.1 List of sites discounted at second sieve

Parish	SHLAA id	Site address	Reason for discounting
Appledram	CC08209B	Land north of Stockbridge (part of South West Chichester	Site is divided by Flood Zones 2 and 3
Appledram and Donnington	CC08209	South West Chichester	Contrary to adopted Chichester Local Plan: Key Policies 2014-2029 Policy 5 Parish Housing Sites 2012-2029. Specifically the footnote which requires that "suitable sites will be allocated through the Site Allocation DPD and may include sites adjoining the Chichester city Settlement Boundary in neighbouring parishes (including sites separated from the Settlement Boundary by the A27)."
Chichester page 36		Land at Fairyhill and Fairyhill Cottage	Contrary to adopted Chichester Local Plan: Key Policies 2014-2029 Policy 45 Development in the Countryside. This policy looks to protect the landscape, character, quality and tranquillity of the countryside and prevent inappropriate development. This site would also require the West of Chichester SDL to be masterplanned for the settlement boundary to be determined.
East Wittering and Bracklesham		Gees Camping	Contrary to adopted Chichester Local Plan: Key Policies 2014-2029 Policy 30 Built Tourist and Leisure Development. This policy seeks to balance the provision of visitor facilities against the need to safeguard the landscape, character and environment, ensure support for the local economy and enhance its attractiveness as a location for businesses and residents.
Fishbourne	FB08275	Land west of Clay Lane	Contrary to adopted Chichester Local Plan: Key Policies 2014-2029 Policy 5 Parish Housing Sites 2012-2029. Specifically the footnote which requires that "suitable sites

9 . Appendix 3 Residential sites discounted at second sieve

Parish	SHLAA id	Site address	Reason for discounting
Fishbourne	FB08225	Land west of Blackboy Lane	Contrary to adopted Chichester Local Plan: Key Policies 2014-2029 Policy 5 Parish Housing Sites 2012-2029. Specifically the footnote which requires that "suitable sites will be allocated through the Site Allocation DPD and may include sites adjoining the Chichester city Settlement Boundary in neighbouring parishes (including sites separated from the Settlement Boundary by the A27)."
Fishbourne	FB08274	Land to the rear of 69 Fishbourne Road	Contrary to adopted Chichester Local Plan: Key Policies 2014-2029 Policy 5 Parish Housing Sites 2012-2029. Specifically the footnote which requires that "suitable sites will be allocated through the Site Allocation DPD and may include sites adjoining the Chichester city Settlement Boundary in neighbouring parishes (including sites separated from the Settlement Boundary by the A27)."
Fishbourne	FB08229	Land north of Fishbourne Road West	Contrary to adopted Chichester Local Plan: Key Policies 2014-2029 Policy 5 Parish Housing Sites 2012-2029. Specifically the footnote which requires that "suitable sites will be allocated through the Site Allocation DPD and may include sites adjoining the Chichester city Settlement Boundary in neighbouring parishes (including sites separated from the Settlement Boundary by the A27)."
Fishbourne	FB08228	Land north of Clay Lane	Contrary to adopted Chichester Local Plan: Key Policies 2014-2029 Policy 5 Parish Housing Sites 2012-2029. Specifically the footnote which requires that "suitable sites

9 . Appendix 3 Residential sites discounted at second sieve

Parish	SHLAA id	Site address	Reason for discounting
Fishbourne	FB08226	Land to rear of South barn	Contrary to adopted Chichester Local Plan: Key Policies 2014-2029 Policy 5 Parish Housing Sites 2012-2029. Specifically the footnote which requires that "suitable sites will be allocated through the Site Allocation DPD and may include sites adjoining the Chichester city Settlement Boundary in neighbouring parishes (including sites separated from the Settlement Boundary by the A27)."
Fishbourne	FB08278	Land west of Portsmouth Water Company	Contrary to adopted Chichester Local Plan: Key Policies 2014-2029 Policy 5 Parish Housing Sites 2012-2029. Specifically the footnote which requires that "suitable sites will be allocated through the Site Allocation DPD and may include sites adjoining the Chichester city Settlement Boundary in neighbouring parishes (including sites separated from the Settlement Boundary by the A27)."
Fishbourne	FB08281	Land north of Godwin Way	Contrary to adopted Chichester Local Plan: Key Policies 2014-2029 Policy 5 Parish Housing Sites 2012-2029. Specifically the footnote which requires that "suitable sites will be allocated through the Site Allocation DPD and may include sites adjoining the Chichester city Settlement Boundary in neighbouring parishes (including sites separated from the Settlement Boundary by the A27)."
Fishbourne	FN08227	Land at Clay Lane	Contrary to adopted Chichester Local Plan: Key Policies 2014-2029 Policy 5 Parish Housing Sites 2012-2029. Specifically the footnote which requires that "suitable sites

9 . Appendix 3 Residential sites discounted at second sieve

Parish	SHLAA id	Site address	Reason for discounting
Fishbourne	FB08273	Land at Deeside Avenue	Contrary to adopted Chichester Local Plan: Key Policies 2014-2029 Policy 5 Parish Housing Sites 2012-2029. Specifically the footnote which requires that "suitable sites will be allocated through the Site Allocation DPD and may include sites adjoining the Chichester city Settlement Boundary in neighbouring parishes (including sites separated from the Settlement Boundary by the A27)."
Fishbourne	FB1426	Land at Fishbourne East, Ham Road	Contrary to adopted Chichester Local Plan: Key Policies 2014-2029 Policy 5 Parish Housing Sites 2012-2029. Specifically the footnote which requires that "suitable sites will be allocated through the Site Allocation DPD and may include sites adjoining the Chichester city Settlement Boundary in neighbouring parishes (including sites separated from the Settlement Boundary by the A27)."
North Mundham		Land south of Stephens Cottage	Contrary to adopted Chichester Local Plan: Key Policies 2014-2029 Policy 5 Parish Housing Sites 2012-2029. Specifically the footnote which requires that "suitable sites will be allocated through the Site Allocation DPD and may include sites adjoining the Chichester city Settlement Boundary in neighbouring parishes (including sites separated from the Settlement Boundary by the A27)."
Oving	CC08418	Lansdowne Nursery	Contrary to adopted Chichester Local Plan: Key Policies 2014-2029 Policy 5 Parish Housing Sites 2012-2029. Specifically the footnote which requires that "suitable sites

9 . Appendix 3 Residential sites discounted at second sieve

Parish	SHLAA id	Site address	Reason for discounting
Oving		Sherwood Nursery	Contrary to adopted Chichester Local Plan: Key Policies 2014-2029 Policy 5 Parish Housing Sites 2012-2029. Specifically the footnote which requires that "suitable sites will be allocated through the Site Allocation DPD and may include sites adjoining the Chichester city Settlement Boundary in neighbouring parishes (including sites separated from the Settlement Boundary by the A27)."
Oving	CC0903	WSSC Depot	Contrary to adopted Chichester Local Plan: Key Policies 2014-2029 Policy 5 Parish Housing Sites 2012-2029. Specifically the footnote which requires that "suitable sites will be allocated through the Site Allocation DPD and may include sites adjoining the Chichester city Settlement Boundary in neighbouring parishes (including sites separated from the Settlement Boundary by the A27)."
Oving	CC08208	Westside House	Contrary to adopted Chichester Local Plan: Key Policies 2014-2029 Policy 5 Parish Housing Sites 2012-2029. Specifically the footnote which requires that "suitable sites will be allocated through the Site Allocation DPD and may include sites adjoining the Chichester city Settlement Boundary in neighbouring parishes (including sites separated from the Settlement Boundary by the A27)."
Oving	CC1443	Shopwhyke Nursery	Contrary to adopted Chichester Local Plan: Key Policies 2014-2029 Policy 5 Parish Housing Sites 2012-2029. Specifically the footnote which requires that "suitable sites

9 . Appendix 3 Residential sites discounted at second sieve

Parish	SHLAA id	Site address	Reason for discounting
			will be allocated through the Site Allocation DPD and may include sites adjoining the Chichester city Settlement Boundary in neighbouring parishes (including sites separated from the Settlement Boundary by the A27)."
Oving		Land off Oving Road	Contrary to adopted Chichester Local Plan: Key Policies 2014-2029 Policy 5 Parish Housing Sites 2012-2029. Specifically the footnote which requires that "suitable sites will be allocated through the Site Allocation DPD and may include sites adjoining the Chichester city Settlement Boundary in neighbouring parishes (including sites separated from the Settlement Boundary by the A27)."
Oving	CC08213	UMA House, Portfield Depot	Site is in Flood Zone 2 (residential including student halls of residence (EA More vulnerable)
Westhampnett	WH08347	Land west of Rolls Royce	Contrary to adopted Chichester Local Plan: Key Policies 2014-2029 Policy 5 Parish Housing Sites 2012-2029. Specifically the footnote which requires that "suitable sites will be allocated through the Site Allocation DPD and may include sites adjoining the Chichester city Settlement Boundary in neighbouring parishes (including sites separated from the Settlement Boundary by the A27)."
Westhampnett	WH1202	Corner of Claypit Lane and Madgwick Lane	Contrary to adopted Chichester Local Plan: Key Policies 2014-2029 Policy 5 Parish Housing Sites 2012-2029. Specifically the footnote which requires that "suitable sites will be allocated through the Site Allocation DPD and may include sites adjoining the Chichester city Settlement Boundary in neighbouring parishes (including sites separated from the Settlement Boundary by the A27)."

9 . Appendix 3 Residential sites discounted at second sieve

Parish	SHLAA id	Site address	Reason for discounting
Westhampnett	WH08421	Land west of The March CE School	Contrary to adopted Chichester Local Plan: Key Policies 2014-2029 Policy 5 Parish Housing Sites 2012-2029. Specifically the footnote which requires that "suitable sites will be allocated through the Site Allocation DPD and may include sites adjoining the Chichester city Settlement Boundary in neighbouring parishes (including sites separated from the Settlement Boundary by the A27)."
Westhampnett	WH08325	Land east of Rolls Royce	Contrary to adopted Chichester Local Plan: Key Policies 2014-2029 Policy 5 Parish Housing Sites 2012-2029. Specifically the footnote which requires that "suitable sites will be allocated through the Site Allocation DPD and may include sites adjoining the Chichester city Settlement Boundary in neighbouring parishes (including sites separated from the Settlement Boundary by the A27)."
Westhampnett	WH08348	Land west of Overnoons	Contrary to adopted Chichester Local Plan: Key Policies 2014-2029 Policy 5 Parish Housing Sites 2012-2029. Specifically the footnote which requires that "suitable sites will be allocated through the Site Allocation DPD and may include sites adjoining the Chichester city Settlement Boundary in neighbouring parishes (including sites separated from the Settlement Boundary by the A27)."
Westhampnett	WH08345	Land east of 11 Stane Street	Contrary to adopted Chichester Local Plan: Key Policies 2014-2029 Policy 5 Parish Housing Sites 2012-2029. Specifically the footnote which requires that "suitable sites will be allocated through the Site Allocation DPD and may include sites adjoining the Chichester city Settlement Boundary in neighbouring parishes (including sites separated from the Settlement Boundary by the A27)."

9 . Appendix 3 Residential sites discounted at second sieve

Parish	SHLAA id	Site address	Reason for discounting
Westhampnett	WH08346	Land east of Dairy Lane	Contrary to adopted Chichester Local Plan: Key Policies 2014-2029 Policy 5 Parish Housing Sites 2012-2029. Specifically the footnote which requires that "suitable sites will be allocated through the Site Allocation DPD and may include sites adjoining the Chichester city Settlement Boundary in neighbouring parishes (including sites separated from the Settlement Boundary by the A27)."
Westhampnett	WH1455	Land east of Coach Road (former landfill site)	Contrary to adopted Chichester Local Plan: Key Policies 2014-2029 Policy 5 Parish Housing Sites 2012-2029. Specifically the footnote which requires that "suitable sites will be allocated through the Site Allocation DPD and may include sites adjoining the Chichester city Settlement Boundary in neighbouring parishes (including sites separated from the Settlement Boundary by the A27)."
Westbourne	WB08147	Land at Cemetery Lane (by Gypsy site)	Contrary to adopted Chichester Local Plan: Key Policies 2014-2029 Policy 45 Development in the Countryside. This policy looks to protect the landscape, character, quality and tranquillity of the countryside and prevent inappropriate development.

10 . Introduction to employment methodology and assessment

10.1 Policy 3 The Economy and Employment Provision of the adopted Chichester Local Plan: Key Policies 2014-2029, identifies a requirement for around 25ha of new employment land. This is made up of:

- 5 ha of office space, and
- 20 ha of industrial / warehousing space.

10.2 The following development can be taken from the 25ha

- 2.9 ha planning permissions granted 2012-2014
- 4.1 ha existing employment allocations carried forward from the 1999 Local Plan
- 8.8 ha existing allocated land in the adopted Chichester Local Plan as outlined in the table below:

Table 10.1 New employment land allocated in Chichester Local Plan: Key Policies 2014-2029

Location	Site area (hectares)	Comments	Chichester Local Plan policy
West of Chichester	6.0	Suitable for B1 ⁰	Policy 15
Tangmere Strategic Employment Land (part)	2.8	New land allocated in addition to 1.7 hectares carried forward from Chichester District Local Plan 1999. Suitable for B1-B8 uses.	Policy 19
Total	8.8		

10.3 This leaves an outstanding requirement of 9.2ha to be identified in the Site Allocation DPD.

10.4 The Council is looking to produce a Vision for Chichester document which will look at how Chichester city will develop and evolve over the next number years. This is likely to include the regeneration of the Canal Basin area of the city, there is potential for these sites to deliver a combination of solely residential or mixed use. It is anticipated that the Vision for Chichester will be completed in summer 2016.

The specific mix of B1 floorspace will be determined at the masterplanning/detailed planning stage, and could include floorspace suitable for office, research and development and/or light industrial uses.

10 . Introduction to employment methodology and assessment

10.5 The sites that are likely to be considered within the Vision for Chichester document are:

- The Royal Mail Sorting Office
- The Bus Garage
- The Bus Depot
- Basin Road Car Park

10.6 However, it is important that the Site Allocation DPD does not prejudice the free thinking as part of the work to develop the Vision for Chichester by identifying sites at this stage. It is likely that the Vision for Chichester could deliver a substantial amount of employment use (potentially office) and some of the Parish Housing number for Chichester City.

10.7 The 5ha requirement to be identified in the Site Allocation DPD for office floorspace has therefore been taken off the total, allowing the findings of the Vision for Chichester to develop. In effect therefore the Site Allocation DPD is looking for **4.2ha** of industrial and warehousing space.

10.8 Given the small amount of employment land that the Site Allocation DPD is looking to allocate, if the requirement for industrial and warehousing in the Site Allocation DPD is accepted to be 4.2ha as outlined above, there is potential for approximately 7.7ha of employment land to be allocated on the smaller sites in and around Chichester.

10.9 All the potential candidate employment sites that were considered at the outset of the Site Allocation DPD can be seen in the table below. The final column indicates whether the sites were excluded at the first or second sieve or assessed further and their outcome.

Table 10.2 Long list of candidate employment/mixed use sites

Parish	SHLAA id/ID	Site Address	Excluded/assessed
Bosham		Land at Ham Farm East	First sieve
Bosham		Land at Ham Farm West	First sieve
Chichester	MU1507	41 Terminus Road	Assessed - allocated as preferred site.
Chichester		Bus Depot	Assessed - discounted as the Vision of Chichester will assess the future potential
Chichester		Royal Mail Sorting Office	Assessed - discounted as the Vision of Chichester will assess the future potential
Chichester		Bus Station	Assessed - discounted as the Vision of Chichester will assess the future potential
Chichester		Linpac Site	First sieve
Chichester		Graylingwell	First sieve
Chichester	EMP1513	Plot 12 Terminus Road	Assessed - allocated as preferred site
Chichester		Southern Gate, off Terminus Road	First sieve
Chichester		Barnfield Drive	First sieve
Chichester	EMP1509	Land west of Frederick Road	Assessed - discounted as preference is given to brownfield sites within and around Chichester City
Chichester	EMP1511	Chichester High School for Boys	Assessed - allocated as preferred site
Donnington		Donnington Park	First sieve

10 . Introduction to employment methodology and assessment

Parish	SHLAA id/ID	Site Address	Excluded/assessed
Donnington	EMP1512	Land south of A27 (opposite Terminus Road)	Assessed - discounted as preference is given to brownfield sites within and around Chichester City
Fishbourne	FB08227	Land at Clay Lane	Assessed - discounted as preference is given to brownfield sites within and around Chichester City
Fishbourne	EMP1507	Land to the rear of 69 Fishbourne Road	Assessed - discounted as preference is given to brownfield sites within and around Chichester City
Fishbourne	FB1426	Land at Ham Farm, Fishbourne East	Second sieve
Hunston	EMP1506	Watery Lane Road frontage	Assessed - discounted as site would be too small
Hunston	HN1430	Land at Chrislee	Assessed - discounted as preference is given to brownfield sites within and around Chichester City
North Mundham	NMRC1440	Land south of Bognor Road	Assessed - discounted as preference is given to brownfield sites within and around Chichester City
North Mundham	NMRC1438	Walnut Tree Field	Assessed - discounted as preference is given to brownfield sites within and around Chichester City
Oving	CC1444	The Fuel Depot	Assessed - allocated as potential site
Oving	MU1504	Land south of Shopwhyke Road	Assessed - discounted as preference is given to brownfield sites within and around Chichester City
Oving		Shopwhyke strategic development location	First sieve
Oving	MU1503	Land south of Shopwhyke Road and west of Sherwood Nursery	Assessed - discounted as preference is given to brownfield sites within and around Chichester City
Oving	CC1445	Land at Springfield Lorry Park	Assessed - allocated as preferred site

10 . Introduction to employment methodology and assessment

Parish	SHLAA id/ID	Site Address	Excluded/assessed
Oving	CC1460	Chichester Garden Centre	Assessed - discounted as preference is given to brownfield sites within and around Chichester City
Oving	CC08203	Land north of the Fuel Depot	Assessed - discounted as preference is given to brownfield sites within and around Chichester City
Oving		Drayton Depot	First sieve
Plaistow	IF08416	Land south of Foxbridge Drive (south)	First sieve
Selsey		Ellis Square	First sieve
Sidlesham		Easton Farm	First sieve
Tangmere		Land south east of Tangmere	Second sieve
Tangmere		Tangmere Employment Area (City Field)	First sieve
Tangmere		Land south of Tangmere Airfield Nurseries	Second sieve
Thorney		MoD Thorney Island	First sieve
Westhampnett	WH08325	Land east of Rolls Royce	First sieve
Westhampnett	WH08347	Land west of Rolls Royce	First sieve
Westhampnett	WH1455	Land east of Coach Road (former landfill site)	First sieve
Westhampnett	WT1456	Former Civil Defence Site (Westerton)	First sieve

11 . Stage 1 employment site assessment

11.1 The Council undertook a “call for sites” in June 2015 to progress the work on the Site Allocation Development Plan Document.

11.2 The call for sites looked at potential employment sites, focusing on Chichester city, office sites within or adjacent to Chichester City and sites larger than 0.25 hectares or capable of accommodating at least 500sqm. of floor space.

11.3 Sites that were put forward in the call for sites and sites that were included in the Strategic Housing Land Availability Assessment 2014 were combined into a long list to enable the initial sieving process. These were amalgamated with those sites that were considered within the Chichester Employment Viability Assessment (June 2013) by Capita Symonds and the Chichester Employment Land Review Update (January 2013) by GL Hearn as well as the 1999 Local Plan and the adopted Chichester Local Plan: Key Policies 2014-2029.

11.4 Those sites that were discounted at the first sieve can be seen at Appendix 4. The reasons for these being eliminated are as follows:

- being a strategic site;
- not in an appropriate location;
- having planning permission;
- not being deliverable;
- were adopted within the 1999 Local Plan; and
- being an allocated site within the adopted Chichester Local Plan: Key Policies 2014-2029.

12 . Stage 2 employment site assessment

12.1 The remaining sites were then carried forward to the second stage to be assessed and can be seen at Appendix 5. The reasons for these being eliminated were:

- being contrary to CLP policy;
- site redundant for employment and more suitable for housing; and
- being unavailable.

13 . Stage 3 employment site assessment

13.1 An individual assessment was undertaken on those sites that had progressed through the first and second sieves. This entailed a desktop study and a site visit with information being recorded on individual site assessment sheets. The desktop study recorded constraints such as public rights of way/cycle routes, environmental designations, flood zones and relevant planning history. The site visits looked at aspects such as, land suitability, surrounding uses, physical structures on site, access and the extent of views/enclosure of the site.

13.2 To enable a robust and consistent assessment of the sites, an agreed set of criteria was applied and all the sites received a final conclusion to the individual assessment. The headings for the criteria were:

Strategic Access - Distance from an A road Indicators:

- Prime location - Within 0.5km of an A road
- Median Location - Between 0.5km and 1km of an A road
- Secondary Location - Further than 1km from an A road

Land use

- Brownfield land
- Greenfield land

Economic Constraints/Infrastructure requirements Indicators:

- Immediately available - No obstacles to development
- Available short term - Minor obstacles to development – relatively quick easy and cheap to resolve
- Available medium term - Minor obstacles to development – more difficult, expensive and time consuming to resolve
- Available long term - Major obstacles to development – very difficult, expensive and time consuming to resolve
- Potentially available - Major obstacles to development – extremely difficult, expensive and time consuming to resolve

Sustainable transport access and road access Indicators:

- High - adjoining main road, easy site access for all vehicles, access to rail networks or existing bus routes
- Above average - close to major road network, easy site access for all vehicles
- Average - easy site access for all vehicles, indirect or restricted access to major road network
- Below average - restricted access for HGVs, restricted access to major road network
- Low - restricted access for all commercial vehicles, severely restricted access to major road network

Profile and visibility of location Indicators:

- High - gateway to a prominent estate, visible from major road network
- Above average - visible site on a main road or prominent estate

13 . Stage 3 employment site assessment

Average - on a main road or prominent estate, tucked away from view

Below average - visible, on a minor road or estate

Low - on a minor road or estate, tucked away from view

Access to local services

High - close to a town centre with a wide range of services

Above average - close to a local centre with a reasonable range of services

Average - close to a limited range of basic services

Below average - close to one or two services

Low - no services in close proximity

(close – within approx. 10 minutes walk)

Character of Area

High - well established commercial area

Above average - established commercial area with residential area or rural area nearby

Average - mixed commercial and residential area

Below average - mainly residential or rural area with few commercial uses

Low - mainly residential or rural area with no existing commercial uses

Environmental characteristics

State any noise, topography, flooding, ground conditions which may influence the sites suitability

Table 14.1 List of sites discounted at first sieve

Parish	ID/Site Address	Reason for discounting
Bosham	Land at Ham Farm East	Contrary to adopted Chichester Local Plan: Key Polices 2014-2029 Policy 3 The Economy and Employment Provision. This policy looks to protect and promote Chichester City and the Settlement Hubs as locations for employment etc
Bosham	Land at Ham Farm West	Contrary to adopted Chichester Local Plan: Key Polices 2014-2029 Policy 3 The Economy and Employment Provision. This policy looks to protect and promote Chichester City and the Settlement Hubs as locations for employment etc
Chichester	Southern Gate, off Terminus Road	Allocation carried forward from the 1999 Local Plan
Chichester	Linpac Site	Site has planning permission
Chichester	CC08407B Graylingwell Hospital	Site has planning permission
Chichester	West of Chichester strategic development location	Strategic site with employment allocation (adopted Chichester Local Plan: Key Policies 2014-2029 Policy 15)
Chichester	Barnfield Drive	Allocation carried forward from the 1999 Local Plan
Donnington	Donnington Park	Allocation carried forward from the 1999 Local Plan
Oving	Shopwyke strategic development location	Strategic site with employment allocation (adopted Chichester Local Plan: Key Policies 2014-2029 Policy 16)
Oving	UMA House	Site is already in employment use
Oving	EMP1515 Lansdowne Nursery	Contrary to adopted Chichester Local Plan: Key Polices 2014-2029 Policy 3 The Economy and Employment Provision. This policy looks to protect and promote Chichester City and the Settlement Hubs as locations for employment etc

14 . Appendix 4 Employment/Mixed Use sites discounted at first sieve

Parish	ID/Site Address	Reason for discounting
Oving	EMP1517 Sherwood Nursery	Contrary to adopted Chichester Local Plan: Key Polices 2014-2029 Policy 3 The Economy and Employment Provision. This policy looks to protect and promote Chichester City and the Settlement Hubs as locations for employment etc
Plaistow	IF08416 Land south of Foxbridge Cottage (south)	Contrary to adopted Chichester Local Plan: Key Polices 2014-2029 Policy 3 The Economy and Employment Provision. This policy looks to protect and promote Chichester City and the Settlement Hubs as locations for employment etc
Selsey	Ellis Square	Allocation carried forward from the 1999 Local Plan
Sidlesham	Easton Farm	Contrary to adopted Chichester Local Plan: Key Polices 2014-2029 Policy 3 The Economy and Employment Provision. This policy looks to protect and promote Chichester City and the Settlement Hubs as locations for employment etc
Tangmere	Tangmere strategic development location	Strategic site with employment allocation (adopted Chichester Local Plan: Key Polices 2014-2029 Policy 18)
Tangmere	Land south west of Tangmere	Strategic site with employment allocation (adopted Chichester Local Plan: Key Polices 2014-2029 Policy 18)
Tangmere	Tangmere Employment Area (City Field)	Strategic employment allocation (adopted Chichester Local Plan: Key Polices 2014-2029 Policy 19)
Thorney	MoD, Thorney Island	Site is unavailable
Westhampnett	WH08325 Land east of Rolls Royce	Site developed
Westhampnett	WH08347 Land west of Rolls Royce	Site developed

14 . Appendix 4 Employment/Mixed Use sites discounted at first sieve

Parish	ID/Site Address	Reason for discounting
Westhampnett	WH1455 Land east of Coach Road (former landfill site)	Site is not available
Westhampnett	WT1456 Former Civil Defence Site (Westerton)	Contrary to adopted Chichester Local Plan: Key Policies 2014-2029 Policy 3 The Economy and Employment Provision. This policy looks to protect and promote Chichester City and the Settlement Hubs as locations for employment etc

Table 15.1 List of sites discounted at second sieve

Parish	ID/Site Address	Reason for discounting
Fishbourne	FB1426 Land at Ham Farm, Fishbourne East	Contrary to adopted Chichester Local Plan: Key Policies 2014-2029 Policy 45 Development in the Countryside. This policy looks to protect the landscape, character, quality and tranquillity of the countryside and prevent inappropriate development. It is contrary to the Submission Fishbourne Neighbourhood Plan.
Oving	Drayton Depot	Site is not available
Tangmere	Land south of Tangmere Airfield Nurseries	Contrary to adopted Chichester Local Plan: Key Policies 2014-2029 Policy 32 Horticultural Development. This policy looks to protect the horticultural industry by designating areas specifically for horticultural development.
Tangmere	Land south east of Tangmere	Contrary to adopted Chichester Local Plan: Key Policies 2014-2029 Policy 32 Horticultural Development. This policy looks to protect the horticultural industry by designating areas specifically for horticultural development.

