

# Public Document Pack

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A meeting of **Public Facing Development Plan and Infrastructure Panel (DPIP)** will be held in Committee Rooms, East Pallant House on **Wednesday 14 February 2024 at 9.30 am**

MEMBERS: Mr B Brisbane (Chairman), Mr R Briscoe, Mr J Brown, Ms M Corfield, Mrs D Johnson, Mr S Johnson, Mr A Moss, Mr H Potter, Mrs S Sharp and Mr C Todhunter

## SUPPLEMENT TO AGENDA

- 3 **An update on the Levelling Up and Regeneration Act (LURA) and the revised National Planning Policy Framework (NPPF) - REPORT TO FOLLOW** (Pages 1 - 17)  
The Development Plan and Infrastructure Panel are asked to consider the attached report and make the proposed recommendation as set out in the report.
- 4 **An update on the Council's 5 (4) Year Housing Land Supply - REPORT TO FOLLOW** (Pages 19 - 46)  
The Development Plan and Infrastructure Panel are asked to consider the attached report and make the proposed recommendation as set out in the report.

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**Chichester District Council**

**Development Plan and Infrastructure Panel**

**14 February 2024**

**Update on the ‘Levelling-up and Regeneration Act’ (LURA) in respect of  
planning provisions and the National Planning Policy Framework  
(NPPF) December 2023**

**1. Contacts**

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**2. Recommendation**

- 2.1 That the Development Plan and Infrastructure Panel note the implications of the LURA and NPPF for both Development Management and Planning policy functions of the Council.**

**3. Background**

- 3.1 The Levelling-up and Regeneration Bill received Royal Assent in October 2023, formally becoming an Act of Parliament (law). Now known as the Levelling-up and Regeneration Act 2023 ('LURA'), it contains primary legislation that covers a broad range of topics associated to the Government's levelling up agenda.
- 3.2 The matters covered by LURA are diverse and include, for example, provisions associated to local democracy and devolution (including the operation of Combined County Authorities), the registration of short-term rental properties, reforms of compulsory purchase provisions, changes to the regulation of sewerage disposal works through to powers around empty properties and Council Tax.
- 3.3 In respect of the council's planning functions, the LURA contains a significant body of provisions that will potentially, in due course, have wide-ranging implications for the discharge of its planning functions.
- 3.4 This report seeks to set out the detail of these provisions and, where possible, highlight the implications for the council as Local Planning Authority (LPA), in so far as it is known at this stage.

3.5 It is important to note that the report only provides an overview of the provisions as many of them will require associated secondary legislation, in the form of Regulations that are yet to be published, in order to be implemented.

#### **4. Outcomes to be Achieved**

4.1 To understand the implications of the LURA and revised NPPF for both development management and plan making functions of the council.

#### **5. The Levelling Up and Regeneration Act**

5.1 The Levelling-up and Regeneration Bill (LURB) was first introduced to Parliament in May 2022, culminating in it receiving Royal Assent on 26th October 2023; following detailed scrutiny, significant debate and amendment during its passage through the House of Commons and House of Lords<sup>1</sup>. Upon achieving Royal Assent, the Bill became an Act of Parliament and became known as the Levelling-up and Regeneration Act 2023<sup>2</sup>.

5.2 The LURA is split into 13 topic-based Parts, containing 256 individual clauses and supplemented by a series of 24 supporting Schedules. Of notable direct interest to this panel (and Planning Committee) are likely to be:

(a) Part 3 - Planning

(b) Part 4 – Infrastructure Levy and Community Infrastructure Levy

(c) Part 5 – Community land auction pilots

(d) Part 6 – Environmental outcomes reports

5.3 As is the case with many Acts of Parliament, the LURA does not only introduce new legislative provisions directly but also makes significant changes (additions, revisions and/or deletions) to other pieces of pre-existing legislation; with these set out in the included Schedules. Most notably in relation to the planning provisions, it makes amendments to the Town and Country Planning Act 1990 and the Planning and Compulsory Purchase Act 2004.

5.4 It is important to note that a significant proportion of the provisions contained within the LURA do not come into immediate effect upon Royal Assent, but are rather subject to later introduction upon a specified date or are predicated upon associated secondary Regulations being laid before Parliament and coming into force. Clause 255 in Part 13 of the LURA sets out the detailed commencement and transitional arrangements associated to the bringing into effect of the individual provisions of the Act.

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<sup>1</sup> <https://bills.parliament.uk/bills/3155/stages>

<sup>2</sup> <https://www.legislation.gov.uk/ukpga/2023/55/section/93/enacted>

5.5 In relation to the planning aspects of the LURA, no part took effect until at least two months after the Act was passed (i.e. 26th December 2023), with most aspects, including those associated to plan-making, also contingent upon the subsequent introduction of subservient Regulations, policy and guidance. Where relevant sections have immediate consequences, this will be set out in the relevant section.

### ***Plan-making***

5.6 The LURA introduces the primary legislation required to support the Government's programme of reforms to plan-making. It provides the framework for the majority of the key aspects that have been trailed through earlier proposals and consultations. In summary, it provides for the following:

- a) Requirement that local planning authorities must prepare a local plan and that they can only have a single local plan.
- b) Prescribes what local plans can and can't contain and to what they must have regard and take account of; including the amount, type, location and timetable for development in the local planning authority area, other policies for the use or development of land which relate to particular characteristics or circumstances of the area or specific sites, details of the infrastructure requirements or affordable housing, requirements with respect to design or other matters prescribed by the Secretary of State. Additionally, the local plan must be designed to secure that the use and development of land contributes to the mitigation of and adaptation to climate change. It must take account of national development management policies, any other national policies and guidance and any Local Nature Recovery Strategy (LNRS). It is required to have regard to new Neighbourhood priorities statements (see below) and take account of any assessment of the amount and type of housing needed, including affordable housing. Significantly, a local plan is not allowed to include anything that is not prescribed by the relevant legislation, nor may it be inconsistent or repeat any national development management policy.
- c) Replaces the requirement to prepare and maintain a Local Development Scheme (LDS) with a similar provision to prepare and maintain a local plan timetable, with the Secretary of State able to prescribe the form and content of the timetable. In reality the change is not significant, although there is an associated requirement for local plans to be prepared in accordance with the local plan timetable.
- d) Establishes a requirement for local planning authorities to seek observations or advice in relation to a proposed local plan from a person appointed by the Secretary of State (a Planning Inspector from PINS for example), to publish said advice and have regard to it in plan-making. This provides the framework for the Government's proposals to for a series of Gateway Assessments.

- e) Provides for the introduction of new Supplementary Plans that will form part of the development plan. The scope of Supplementary Plans is strictly controlled through the LURA, particularly in terms of their geographic scope. They are principally limited to being able to be used to introduce policies related to the development of a specific site, or two or more specific sites which are considered to be nearby to each other. The exception to this limitation is that they may also be used to set out requirements with respect to design across wider geographical areas, including and up to the local planning authority's area; with this intended to allow local planning authorities the discretion to introduce the mandatory area-wide design code (see below) through a Supplementary Plan rather than their local plan.
- f) Introduces a requirement for local planning authorities to have a design code for the whole Plan area as part of the development plan. It stipulates that the development plan includes requirements with respect to design that relate to development to which proposals should adhere. It does usefully caveat that there is no expectation that local planning authorities are required to ensure that there are requirements for every description of development, for every part of the area or for every aspect of design.
- g) Affords powers for the Secretary of State to take over plan making, revise plans or give direction to the local planning authority, if they are considered to be failing to do anything necessary or expedient to prepare a plan or its revision, or if a plan is going to be, or may be considered unsatisfactory. Allied to the above, the LURA provides for the introduction of local plan commissioners, who the Secretary of State can appoint to investigate and take over plan making. Significantly, the LURA also provides the Secretary of State with the ability to recover any costs associated with intervention from the local planning authority.
- h) Introduces a power to require assistance with certain plan making activity by prescribed public bodies. The power set out within the LURA is potentially wide reaching, establishing that the prescribed body must do everything that the plan-making authority reasonably requires of the body. However, it also provides that the Secretary of State may, through regulations, set out what a plan-making authority must, may or may not require a prescribed body to do, set the timeframe for their doing so, any procedure to be followed and the form and content of any notification, documentation or information. The LURA does not set out the bodies that will be subject to the duty with these to be established at a later date. Whilst the provision is to be welcomed, it's effectiveness will be contingent on the scope enabled through regulations and perhaps more importantly, the capacity of individual prescribed bodies to fulfil their duty.
- i) Revises the approach to plan examination, including the provision to provide a go/no go gateway check to proceed to examination and the introduction of the ability for the examiner to formally pause the examination to allow for further work to be carried out. It also provides a different streamlined examination

process for Supplementary Plans, modelled on the approach applied to neighbourhood plans.

- 5.7 The LURA does not include explicit legislative provisions to establish the advocated 30-month time limit for the preparation of local plans; with an expectation that this will rather be stipulated through national policy or guidance. It is reasonable to assume however that the powers afforded to the Secretary of State through LURA for local plan commissioners and to intervene in plan-making will be capable of being utilised to enforce compliance with any policy-based timeframe requirements.
- 5.8 Similarly, the LURA does not establish transitional arrangements for plan-making, in so far as those trailed through previous consultations, such as the cut off dates for the submission and adoption of local plans under the existing planning system, or the so-called 'waves' which may determine when local planning authorities may start work on new-style local plans. It is therefore reasonable to assume that these aspects will be introduced through sub-ordinate regulations or through associated policy.

### ***National Development Management Policies***

- 5.9 The LURA provides basis for the introduction of national development management policies, including a significant range of consequential amendments to existing legislation to ensure their consideration in plan making, decision taking and any subsequent enforcement activity.
- 5.10 The Act provides the Secretary of State with the power to be able to subsequently define what constitutes a national development management policy by direction, so far as it is a policy, however expressed, in relation to the development or use of land. It does prescribe that when preparing or modifying national development management policies, the Secretary of State must ensure consultation with and participation by, the public and other bodies or persons that they consider appropriate.
- 5.11 The provisions within the LURA associated to national development management policies provide for a fundamental shift in the status of national planning policy in determining planning applications. The changes will elevate the status of any of these development management aspects of national planning policy, from simply being a material consideration in the determination of making planning decisions (as per the case for the current National Planning Policy Framework), to having an equal status to the provisions contained within the development plan.
- 5.12 Significantly, the Act stipulates that in decision making, where there is a conflict between the development plan and a national development management policy, any conflict must be resolved in favour of the national development management policy.

5.13 The definitional provisions for NDMPs came into effect on 31 January 2024<sup>3</sup>. This is the "statutory hook" which enables NDMPs to be introduced through policy and secondary legislation at a later date.

### ***Decision-making***

5.14 The LURA introduces changes that will have a bearing on the fundamental principles applied in the determination of planning applications. Firstly, will be the changes to the construct of the development plan – with the requirement for a single local plan, coupled with any accompanying Supplementary Plans. Additionally, there is the introduction of the national development management policies and the elevation of this aspect of national policy from being a material consideration to having prescribed status alongside the development plan.

5.15 Significantly, the LURA makes a simple but fundamental change to the status of material considerations in the determination of planning applications; requiring that determinations must be made in accordance with the development plan (and any national development management policies) unless material considerations strongly indicate otherwise. This appears intended to strengthen the role of the local plan (and national development management policies) in decision making, reaffirming the planned approach to planning.

### ***Self-build and custom Housebuilding***

5.16 The Council has an existing duty through the Self-Build and Custom Housebuilding Act 2015 to ensure that sufficient permissions are granted, within a prescribed period, to meet the level of 'need' identified through the number of entries on the Council's statutory self-build registers. There has been criticism from some sectors that the duty is poorly defined within the legislation and that it currently allows a flexible and liberal interpretation as to what planning permissions can be counted against the need.

5.17 Provisions within the LURA will afford the Secretary of State to address this concern, providing the ability for the preparation of regulations to specify the descriptions of permissions that can be counted towards meeting the duty. It is important to recognise that this could have an impact on the ability of the Councils to fulfil their duty or may potentially result in a requirement to take a more proactive approach to the delivery of custom and self-build housing, however any impact will be contingent on the content of any future published regulations. The relevant parts of the Act came into force on 31 January 2024.

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<sup>3</sup> <https://www.legislation.gov.uk/ukxi/2024/92/made>



## ***Infrastructure Levy***

- 5.18 The LURA provides the primary legislation to allow for the imposition of a new Infrastructure Levy (IL), with the purpose of contributing to the costs of supporting development of an area. It is intended to be a replacement for the Community Infrastructure Levy (CIL) and planning obligation (s106) as a mechanism for securing contributions towards infrastructure and affordable housing. It provides the skeleton framework for the imposition of the charge, along with processes for its introduction, collection and enforcement.
- 5.19 Upon implementation, the introduction of IL has the potential to significantly alter the way that infrastructure and affordable housing is secured and delivered across the District. Once further regulations are introduced, it is anticipated that “test and learn” authorities will operate the Levy from 2025/26, with a target for full rollout from 2030.

## ***Community Land Auction pilots***

- 5.20 The Act makes temporary provision for the piloting of “*community land auctions*”, which will allow landowners to “*grant options over land...with a view to the land being allocated for development in the local plan*”. Any participating LPA will then have the power to “exercise or sell” the option, allowing it to capture “some of the increased value that would result from allocation for development”.
- 5.21 The difference between the option price and the post-allocation price could subsequently be used by authorities to “*support development of the area*”. Authorities will be permitted to take into account the “*financial benefits arising from options*” when making decisions about the local plan.

## ***Neighbourhood Planning***

- 5.22 The LURA retains neighbourhood planning and neighbourhood plans as part of the development plan. In a similar manner to the provisions for local plans, it introduces provisions that set out what neighbourhood plans must, must not and may include. It also seeks to affirm that a neighbourhood plan or neighbourhood development order may not have the effect of preventing housing development from taking place that is proposed within the area.
- 5.23 A new concept of the Neighbourhood priorities statement is introduced that provides qualifying bodies (i.e. town or parish councils designated for neighbourhood planning purposes) with the opportunity to set out what they consider to be the principal needs and prevailing views of the community in that area in respect of prescribed local matters. The LURA provides the primary legislative framework for the preparation, amendment and revocation of neighbourhood priorities statements.

5.24 Importantly, as noted above, local planning authorities are required to have regard to neighbourhood priorities statements when preparing a local plan. The matters for these statements are to be prescribed by the Secretary of State but may include wide ranging matters covering the development, management or use of land, housing, the natural environment, economy, public spaces, infrastructure, facilities, services and other features.

### ***Planning data and systems***

5.25 The LURA affords that local planning authorities can be required to make use of approved software for the processing of their planning data, whilst regulations may also restrict or prevent local planning authorities from using, creating or having any rights in relation to any software specified or described through regulations. It is unclear as to the extent to which controls may be introduced, however there is potential scope that the provisions would require the transition to alternative software systems, as advocated by the Government, for the submission, management and processing of planning data.

5.26 Recognising the ambition for a move to improve accessibility to planning data, the LURA also provides for regulations to introduce provisions to require local planning authorities to make specified planning data available to the public under an open licence agreement.

5.27 In addition, the LURA provides the power for local planning authorities to, through the publication of a notice, require the provision of specific planning data from particular persons, the specifics of which are to be established through subsequent regulations.

### ***S.73B material variations to planning permissions***

5.28 A new power is included in the Levelling up and Regeneration Act 2023 under section 73B of the Town and Country Planning Act 1990 (TCPA), which allows for material changes to existing planning permissions without requiring a new application, so long as its effect will not be “substantially different from that of the existing permission”.

5.29 An original planning permission is needed to use section 73B and, like section 73 of the TCPA, this cannot be used to extend the life of the permission.

### ***Street votes***

5.30 The Act makes further provision for the introduction of street votes. The Government has recently consulted on the necessary further provisions to enact this, which was

considered by the Planning Committee<sup>4</sup> on the 10 January, further to which the council's formal response<sup>5</sup> was provided.

### ***Compulsory Purchase Powers***

5.31 The amendments to compulsory purchase legislation included in the LURA are mostly designed to give local authorities the right compulsory purchase enabling powers and processes, and the confidence to use them, to encourage their use and facilitate regeneration in their areas. The most significant changes cover the following matters:

- a) New ability to disapply 'hope value' when compensating owners in certain cases where justified (namely for schemes delivering affordable and social housing, or education or health-related development and where there is a compelling justification in the public interest). It is important to put these changes into context as they will only apply in very specific circumstances. Nonetheless, these provisions will start to take effect from 30 April 2024.
- b) Changes to the process for obtaining a Certificate of Appropriate Alternative Development (CAAD) are designed to ensure that the CPO compensation regime does not deliver elevated levels 'hope value' which could result in more than fair value being paid to affected landowners. The powers in the LURA mean that compensation for alternative development can only be claimed following the issue of a CAAD and any 'hope value' in the future cannot be claimed. This means that when determining compensation, a Tribunal can only include compensation for development potential if a CAAD has been issued. The changes to certificates of alternative appropriate developments will take effect from 31 January 2025.
- c) Conditional confirmation of CPOs. At present confirming authorities can only reject a CPO or confirm it with or without modifications, or to confirm it in stages. This new provision creates an additional option that allows confirmation of a CPO subject to conditions before it can be exercised. Currently, acquiring authorities often delay making their CPO until other impediments (such as funding) have been overcome, and this can delay the overall scheme delivery. This power is designed to encourage acquiring authorities to make the CPO earlier in the process alongside other consenting and funding processes.
- d) Time limit for implementation of CPOs beyond 3 years, giving confirming authorities more flexibility in the implementation of CPOs by allowing longer than three years to implement a CPO after its confirmation where justified. It will be for the confirming authority to decide whether a longer period is justified in the circumstances and what that longer period should be, if any.

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<sup>4</sup> <https://chichester.moderngov.co.uk/documents/s26722/17.0%20Street%20Votes%20Consultation.pdf>

<sup>5</sup> <https://chichester.moderngov.co.uk/documents/s26723/17.1%20Street%20Votes%20Consultation%20-%20Appendix%201.pdf>

## ***Planning Enforcement***

5.32 The LURA makes a number of changes to the planning enforcement regime, most notably:

- a) Extending the current four-year time limit for a breach of operational development to ten years;
- b) Extending the duration of temporary stop notices from 28 to 56 days;
- c) Introducing temporary stop notices for listed buildings;
- d) Introducing a new “Enforcement Warning Notice” to highlight where the local planning authority considers that there is a breach of planning control but whereby it is considered that there is a reasonable prospect that planning permission would be granted, offering a period for a planning application to be submitted;
- e) Restricting the opportunity to appeal against enforcement notices and introducing measures to manage undue delays in appeal proceedings introduced by appellants;
- f) Increasing the scale of financial penalties for non-compliance with breach of conditions and non-compliance with s215 notices; and
- g) Introducing ability for the Secretary of State to provide relief from enforcement for a breach of conditions for development relating to national defence, preventing or responding to civil emergencies or significant disruption to the economy.

## ***Development monitoring, commencement and completion notices***

5.33 The LURA provides for the introduction of a requirement for residential development schemes to have to submit development progress reports to the local planning authority to provide information on the intended progression of the delivery of the development. These will have to be provided to the local planning authority on an annual basis and set out the progress that has been made to date and that which is predicted to be made towards the completion of the dwellings; with the specifics of the form and content of the reports, along with how and when they are to be submitted, to be provided through subsequent regulations. The requirement will be applied to relevant planning permissions through the imposition of a condition. The progress reports have the potential to be of a significant benefit to local planning authorities in robustly demonstrating housing delivery performance and their pipeline of future housing supply; and in particular the five year housing land supply position. The benefit of this will however be contingent upon any submitted information being reliable and accurate.

5.34 Similarly, it introduces the notion of a commencement notice, which will require the person proposing to carry out the development subject to a planning permission for prescribed types of development) to submit prescribed information to the local planning authority, specifying the date upon which they expect the development to begin. If this later changes, the person will be expected to submit a new commencement notice.

- 5.35 The LURA introduces the framework legislation for a power to allow local planning authorities to decline to determine planning applications for development from a person (with a prescribed connection to a previous scheme), whereby that earlier scheme has not been started or has been developed, in the opinion of the local planning authority, unreasonably slowly.
- 5.36 For circumstances whereby the local planning authority considers that a development (of a yet to be prescribed description) will not be completed within a reasonable period, the LURA introduces provisions to allow local planning authorities to serve a completion notice.
- 5.37 The provisions have the ability to cause a planning permission to cease to have effect after a specified period (to be at least 12 months from the serving of the notice) and can be served in relation to developments that have commenced but that have not yet been completed. The LURA provides a framework for the serving of such notices, along with their effect and also the process for appealing such notices; with the ability for the Secretary of State to provide further detail through regulations. The completion notice is intended to provide local planning authorities with tools to expedite the delivery of development.

### ***Environmental Outcomes Reports***

- 5.38 The LURA sets the groundwork for introduction of new Environmental Outcomes Reports (EORs). It is expected that these will be intended to replace Sustainability Appraisals,(SAs), Strategic Environmental Assessments (SEAs) and Environmental Impact Assessments (EIAs), and accordingly the reports will apply to the consideration of planning consents, plans and projects.
- 5.39 The reports will be required to assess the extent to which the proposed consent or plan would, or be likely to, impact on the delivery of specified environmental outcomes, consider any proposals for increasing the extent to which an environmental outcome is delivered, any steps proposed for avoiding, mitigating or compensating for any effects and how any outcomes or steps will be monitored or secured. In doing so, it is required to consider any reasonable alternatives to the project, plan or any elements of it.
- 5.40 Whilst the LURA sets out an extensive range of matters in relation to EORs, much of the detail of the implementation and operation will still need to be established through subsequent EOR regulations.

### ***Crown Development***

- 5.41 The Crown has previously possessed the capability to employ a procedure outlined in section 293A of the Planning Act, triggering a similar process to an application that has been called in by the Secretary of State, and bypassing the Local Planning Authority.

5.42 The Levelling Up and Regeneration Act (LURA) extends this provision, empowering the Secretary of State to issue a development order for projects meeting either of the following criteria:

- 1) Considered of national significance and necessitated urgently
- 2) Pertinent to matters of national importance

5.43 Any such order created will have a similar effect to existing permitted development rights – it will grant permission for any development defined within the order, without further recourse required to the LPA to obtain a specific grant of planning permission.

### **Nutrient Pollution Standards**

5.44 The LURA modifies the Water Industry Act of 1991, extending nutrient pollution regulations to sewage disposal facilities. These regulations specifically pertain to discharges of treated effluent in regions designated as nitrogen and phosphorus sensitive areas within England. The legislation establishes the classification of phosphorus-sensitive and nitrogen-sensitive catchments.

5.45 In designated catchments, water companies have a duty to ensure wastewater treatment works serving a population equivalent over 2,000 meet specified nutrient removal standards (as set out in any relevant permit) by 1 April 2030.

5.46 Since the LURA received Royal Assent, the government has published a notice of designation of sensitive catchment areas<sup>6</sup>, which includes the Solent and Chichester Harbour. CDC (as the Competent Authority) is required to consider whether the nutrient pollution standard will be met by the upgrade date when carrying out Habitats Regulations Assessments. In reality, this process already takes place at CDC as part of the precautionary principle.

### ***Other provisions***

5.47 The LURA contains a range of other provisions that may be of more general interest to members, but are less directly related to the council's planning functions, including provisions around charging Council Tax on empty dwellings, the ability for local authorities to let vacant high-street premises and the registration of short-term rental properties and a variety of other miscellaneous provisions. These are not covered in this update.

### ***Conclusions on the provisions of the LURA***

5.48 The enactment of the Levelling-up and Regeneration Act 2023 signifies a key milestone in the Government's planning reform agenda. It does not however, in itself, implement any immediate fundamental changes to the planning system. Rather,

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<sup>6</sup> <https://www.gov.uk/government/publications/notice-of-designation-of-sensitive-catchment-areas-2024>

most of the planning related provisions will be introduced at a later date, either by virtue of implementation and transition dates set out in the LURA itself, or by the necessity of regulations being laid in order to allow provisions to come into force.

- 5.49 It is important to be mindful of the extensive provisions and to give some forethought to the potential implications. It is however challenging to prepare fully for their implementation, given the reliance upon secondary regulations, policy and guidance. It is expected that the Government will consult upon and/or publish subordinate and associated regulations along with changes to policy and guidance over the coming months and beyond.
- 5.50 Officers will continue to scrutinise the provisions of the LURA and any subsequent regulations, policy and guidance they may be forthcoming and will seek to keep Members apprised of the emerging planning reforms as and when further information becomes available.

## **6. The Revised National Planning Policy Framework**

- 6.1 At their meeting of the 14 February 2023 Members considered a report responding to a government consultation on changes to the National Planning Policy Framework (NPPF). The many changes proposed included some relating to the calculation of housing need and 5-year housing land supply that would potentially have significant implications for plan making and decision taking. On the 20 December 2023 the government published a revised version of the NPPF<sup>7</sup> incorporating some of the proposed changes as well as a detailed response to the consultation that had previously been undertaken.

### ***Housing Need Calculations***

- 6.2 Paragraph 61 of the NPPF has been amended to make it clear that the standard method for calculating housing need is a “*starting point for establishing a housing requirement for the area*”. It goes on to state that “*There may be exceptional circumstances, including relating to the particular demographic characteristics of an area which justify an alternative approach to assessing housing need; in which case the alternative approach should also reflect current and future demographic trends and market signals*”. In a foot note it is stated that “*Such particular demographic characteristics could, for example, include areas that are islands with no land bridge that have a significant proportion of elderly residents*”. No further clarification of these characteristics is given.
- 6.3 In the government response to the consultation the government states that the changes are “*...to provide greater clarity and certainty to plan-makers*” and “*...to remove ambiguity from existing policy and clarify what is meant by exceptional circumstances*”. It is expressly not a change in policy.

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<sup>7</sup> [https://assets.publishing.service.gov.uk/media/65a11af7e8f5ec000f1f8c46/NPPF\\_December\\_2023.pdf](https://assets.publishing.service.gov.uk/media/65a11af7e8f5ec000f1f8c46/NPPF_December_2023.pdf)

- 6.4 Members will recall that in the council's response to the consultation it was argued that environmental constraints to the district and the capacity of the district to accommodate growth should be considered. The government's response states "*Some issues raised, such as constraints due to flood risk, should be taken into account via existing policy when local planning authorities are planning for housing in their areas, rather than when establishing need*". It is clear that 'need' and 'constraints' are two very different considerations that should not be conflated.
- 6.5 The government's consultation response document goes on to state that "*Existing policy (paragraph 67) expects strategic policy-making authorities to establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. This could include consideration of constraints on land as set out in paragraph 11b and footnote 7 of the Framework such as areas at risk of flooding and Areas of Outstanding Natural Beauty*". The housing need and housing requirement figures are two distinctly different figures with the need figure being unconstrained by any debate around whether it is reasonable to accommodate the number; whereas the requirement figure takes into account what can actually be supplied and delivered. Therefore any unmet need would have to be robustly evidenced and agreement sought with neighbouring authorities to meet that unmet need.
- 6.6 In conclusion, on this issue, it is considered that the changes to the NPPF simply seek to clarify that the standard method should be a starting point for establishing housing need but there needs to be evidenced exceptional circumstances to justify departing from the standard method.
- 6.7 In terms of the housing requirement, it likewise clarifies that environmental and other constraints can be considered when determining the housing requirement figure but if the figure is lower than the identified need then there is an expectation that unmet needs are resolved through discussion with neighbouring authorities.

### ***5 Year Housing Land Supply Calculations***

- 6.8 The new NPPF makes some notable changes in terms of 5-year housing land supply calculations. Councils will no longer usually have to provide for 5-year housing land supply buffers and so the previously applied 5% buffer would no longer apply thus improving the council's 5-year housing land supply position. A buffer would only now apply where there has been significant under delivery over the previous 3 years as calculated under the Housing Delivery Test.
- 6.9 A more significant change is the potential to benefit from a new provision for decision-making purposes, whereby the housing land supply the council is required to demonstrate from specific deliverable sites is 4 years not 5. Paragraph 77 of the NPPF states that "*.....local planning authorities should identify and update annually a*



*supply of specific deliverable sites sufficient to provide either a minimum of five years' worth of housing, or a minimum of four years' worth of housing if the provisions in paragraph 226 apply".*

- 6.10 Paragraph 226 states: *"From the date of publication of this revision of the Framework, for decision making purposes only, certain local planning authorities will only be required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of four years' worth of housing (with a buffer, if applicable, as set out in paragraph 77) against the housing requirement set out in adopted strategic policies, or against local housing need where the strategic policies are more than five years old, instead of a minimum of five years as set out in paragraph 77 of this Framework. This policy applies to those authorities which have an emerging local plan that has either been submitted for examination or has reached Regulation 18 or Regulation 19 (Town and Country Planning (Local Planning) (England) Regulations 2012) stage, including both a policies map and proposed allocations towards meeting housing need. This provision does not apply to authorities who are not required to demonstrate a housing land supply, as set out in paragraph 76. These arrangements will apply for a period of two years from the publication date of this revision of the Framework".*
- 6.11 The council's emerging local plan has passed regulation 19 consultation and so the Local Plan is sufficiently progressed for the council to benefit from this provision. There has been recent update to the National Planning Policy Guidance to clarify how this should be applied and it confirms that the Council has only to demonstrate that it has a 4 out of 5 year supply.
- 6.12 It remains clear however that a local plan and its supporting evidence should at examination demonstrate a deliverable pipeline of sites for the first 5 years of the plan and paragraph 76 of the NPPF states "Local planning authorities are not required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing for decision making purposes if the following criteria are met:
- a) their adopted plan is less than five years old; and
  - b) that adopted plan identified at least a five-year supply of specific, deliverable sites at the time that its examination concluded".
- 6.13 There are therefore clear incentives to the council being able to demonstrate it has as healthy as possible 5-year housing land supply position at the time of examination of the Local Plan. Any sites capable of early delivery permitted in the near future will likely assist with this. As it is also an annual rolling supply, it is important that the council continues to replenish and build upon its housing supply position to ensure that it can be maintained and strengthened. Notwithstanding these changes to the NPPF and the potential for these to mean that only a 4-year housing land supply is currently required; it is vital that the Council continues to bolster its housing supply position by continuing to grant consents for new homes where the benefits of doing

so are not significantly and demonstrably outweighed by the planning harm that would result. Failure to do so will likely lead to the council losing the control it may now benefit from as a result of the changes to the NPPF, in short order.

### ***Conclusions on the main changes to the NPPF***

- 6.14 The key outcomes of the revised NPPF are (i) the clarifications around the housing methodology and (ii) the temporary change to the requirement for the council to demonstrate that it has a minimum of 4 year supply from a 5 year requirement.
- 6.15 With regard to the methodology, it is difficult to see any significant difference in the way in which the government expects LPAs to calculate their housing need and requirement. It has always been open to LPAs to evidence a lower housing requirement than using the outcome of the standard method, however many authorities have found the bar to successfully demonstrate a lower requirement has been almost impossibly high. It is unclear how the changes to the NPPF will make any meaningful difference to most LPAs.
- 6.16 The temporary change to having to demonstrate a 4 rather than 5 years supply should be welcomed. However, it is important to highlight the temporary nature of these amendments and that it is vital the council continue to give appropriate weight to strengthening its supply in the determination of planning applications.
- 6.17 It is also important to note that engagement of para 11(d) can also be triggered whereby relevant Local Plan Policies are out of date. This will need to be assessed on a case-by-case basis.

## **7. Alternatives Considered**

- 7.1 As this is an update on government legislation and policy, there are no alternatives to be considered.

## **8. Resource and Legal Implications**

- 8.1 There are no immediate resource or legal implications arising from this report. However, the LURA does provide the basis for significant changes to the planning system, including the potential for the transition to the use of different systems and processes, and the introduction of different or enhanced content to the development plan. All of these may have an impact on the scale and nature of resources that need to be applied or deployed by the council. Given that most of the provisions of the LURA require the introduction of subordinate provisions to provide the detail, it is not yet clear as to the extent of any such resource requirements. It will be important to keep the introduction of planning reforms under review and to ensure that adequate and appropriate resources are in place.

## 9. Consultation

9.1 This is an update on provisions enacted in law by the government and therefore consultation is not required.

## 10. Community Impact and Corporate Risks

10.1 There are no community impacts or risks arising from this report.

## 11. Other Implications

	Yes	No
<b>Crime and Disorder</b> the consultation (q56) relates to improving the safety of public spaces for vulnerable users		✓
<b>Climate Change and Biodiversity</b> Elements of the Act relate to protecting the environment and tackling climate change	✓	
<b>Human Rights and Equality Impact</b>		✓
<b>Safeguarding and Early Help</b>		✓
<b>General Data Protection Regulations (GDPR)</b>		✓
<b>Health and Wellbeing</b> good design and placemaking supported by planning policy can lead to positive impacts on health and wellbeing	✓	

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**Chichester District Council**

**Development Plan and Infrastructure Panel**

**14 February 2024**

**Five year housing land supply – updated 1 April 2023 position**

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**2. Recommendation**

- 2.1. That the Development Plan and Infrastructure Panel notes the updated five year housing land supply position as of 1 April 2023 which is set out in the appendix to this report.**

**3. Background**

- 3.1 The National Planning Policy Framework (NPPF) requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.
- 3.2 From 15 July 2020, the adopted Local Plan is more than 5 years old, so the Council's 5 year supply must now be assessed with reference to the standard methodology for assessing housing need.
- 3.3 The previous five year land supply position was published in November 2022. This concluded that as at 1 April 2022, the Council was able to demonstrate 4.86 years of housing supply based on a local housing requirement (using the Standard Method) of 638 dwellings per annum.
- 3.4 West Sussex County Council undertake the monitoring of housing development for Chichester and other West Sussex councils. This is informed by a range of data sources including site visits around the end of the financial year. The Council received monitoring data from West Sussex County Council for the year 1 April 2022 to 31 March 2023. This data has been used as the basis for an update to the land supply position of the Council.

### ***Changes to the NPPF and PPG***

- 3.5 The changes to the NPPF, with regards to the concept of a 4 year housing land supply and how this works, is set out in the new paragraphs 226<sup>1</sup> and 77 and then further explained in PPG paragraph 055. This change to the NPPF was made in response to the consultation to the NPPF, back in 2022. The NPPF now allows for Local Planning Authorities who meet the requirements in paragraph 226, to instead demonstrate a 4 Year Housing Land Supply (4YHLS) and not a 5YHLS, specifically this means 4 years' worth of supply against the usual 5 year requirement (4/5).
- 3.6 There is also a change to how a buffer is included within the 4YHLS or 5YHLS assessment, and now only a 20% buffer is required when an LPA fails to meet the necessary tests within the Housing Delivery Test (HDT). As Chichester has successfully passed the HDT minimum expectation, there is now no need to include a 5% buffer in the requirement.

### ***Supply Position***

- 3.7 The local housing need is calculated to be 635 dwellings per annum. The Council meet the requirements within paragraph 226 of the NPPF, therefore it is necessary to demonstrate only 4 years worth of housing supply. This gives a cumulative 4-year requirement of 2,542 net dwellings to be met from the supply over the five-year period 2023-2028.
- 3.8 There is no need to adjust the housing requirement to take account of any buffers, as directed by the National Planning Policy Framework (NPPF), as the Council has successfully passed the latest Housing Delivery Test (HDT). Therefore, as there is no adjustment to the 4 year base requirement, it remains at 2,542 net dwellings (equivalent to 635 homes per year).
- 3.9 Based on the findings of the updated five year land supply position statement as appended, the Council is able to demonstrate 4.19 years of housing land supply as of 1 April 2023.
- 3.10 The identified supply comprises sites which have been considered carefully against the requirements to demonstrate deliverability as set out in the National Planning Policy Framework (NPPF). A schedule of these sites, along with a commentary on the reasons for the inclusion of each large site is included within the appendices to the document.

## **4. Critical Friend Review**

- 3.11 The Council appointed Lambert Smith Hampton (LSH) to undertake a Critical Friend Review of the 5YHLS Position Statement. LSH have also completed a review of evidence for the Council's position on a windfall allowance and lead-in and build-out rates of residential development sites to ensure the published position is as robust as possible. The final review document is being finalised and will be published in due course.

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<sup>1</sup> . From December 2023, for decision-making purposes, authorities will only be required to identify a supply of a minimum of four years' worth of housing against the housing requirement where they have an emerging local plan that has either been submitted for examination or has reached Regulation 18 or Regulation 19 stage, including both a policies map and proposed allocations towards meeting housing need.

## **5. Conclusion**

- 3.12 The Council is able to demonstrate at least 4.19 years of housing land supply as of 1 April 2023. The Council meet the requirements within paragraph 226 of the NPPF, therefore it is necessary to demonstrate only 4 years worth of housing supply.
- 3.13 The position the Council can demonstrate will need to be maintained through additional sites being brought into supply for future years. Given the lead in time from permission to delivery of dwellings and that the requirement for a 4 year supply is a temporary provision, it is imperative that the council continues to give appropriate weight to meeting housing need and adding to the council's housing land supply in the determination of planning applications. Relevant 'speculative' planning applications should therefore continue to be considered in light of the Interim Policy Statement (IPS) together with relevant policies of the adopted Local Plan. This would allow for the Council's future 5YHLS position to improve, better safeguarding against the risk of more inappropriate sites being allowed on appeal.

## **6. Outcomes to be achieved**

- 6.1 To prepare and agree a robust, justified position on housing land supply to inform development management decisions.

## **7. Proposal**

- 7.1 The purpose of this report is to explain the Council's five year housing land supply position statement as at 1 April 2023. This has been set out in Appendix 1 of this report.

## **8. Alternatives that have been considered**

- 8.1 The preparation and updating of a position statement setting out the Council's five year housing land supply is a specific requirement of Government planning policy. As such, the absence of an up-to-date statement would result in the Council being in conflict with Government policy.

## **9. Resource and legal implications**

- 9.1 The housing land supply position statement is being prepared within the existing resources of the Planning Policy team. There are no legal implications arising from this document.

## **10. Consultation**

- 10.1 The document has been prepared following discussions with officers from the Development Management team.

## **11. Community impact and corporate risks**

- 11.1 The delivery of housing through a plan-led planning system is considered to have a positive impact on communities within the District. There are not considered to be any corporate risks arising from this document.

## 12. Other Implications

Are there any implications for the following?		
	Yes	No
Crime and Disorder		✓
Climate Change and Biodiversity		✓
Human Rights and Equality Impact		✓
Safeguarding and Early Help		✓
General Data Protection Regulations (GDPR)		✓
Health and Wellbeing		✓
Other		✓

## 13. Appendices

13.1 Appendix 1 – Chichester Five Year Land Supply as of 1 April 2023

## 14. Background Papers

14.1 None



## **Chichester Local Plan Area – Five Year Housing Land Supply 2023-2028**

### **Updated Position at 1 April 2023**

#### ***Introduction***

- 1.1 This position statement identifies the five-year housing land supply position within the Chichester Plan Area, covering the five-year period through to 31 March 2028. The Council's 5-year supply is assessed against the standard methodology for assessing housing need, following 15 July 2020, when the adopted Local Plan became more than 5 years old. The information on housing supply is based on data from West Sussex County Council development monitoring as of 1 April 2023. It also takes account of information on lead-in times and build out rates relating to individual sites.
- 1.2 An explanation of the methodology used to calculate the five-year housing land supply is set out below.

#### ***Housing Requirement 2023 - 2028***

- 1.3 The local housing need is calculated to be 635 dwellings per annum. A full calculation of this figure is set out as Appendix 1 to this document. The Council meet the requirements within paragraph 226 of the NPPF, therefore it is necessary to demonstrate only 4 years' worth of housing supply. This gives a cumulative 4-year requirement of 2,542 net dwellings to be met from the supply over the five-year period 2023-2028.
- 1.4 There is no need to adjust the housing requirement to take account of any buffers, as directed by the National Planning Policy Framework (NPPF), as the Council has successfully passed the latest Housing Delivery Test (HDT). Therefore, as there is no adjustment to the 4-year base requirement, it remains at 2,542 net dwellings (equivalent to 635 homes per year).

#### ***Projected Housing Supply 2023 - 2028***

- 1.5 Appendix 2 provides a comprehensive schedule of planning permissions and other identified sites within the Chichester Local Plan area. These sites are grouped into six categories:
  - (i) Minor sites (9 or less dwellings) with both detailed and outline planning permission as of 1 April 2023.
  - (ii) Sites of 10 or more dwellings which were under construction as of 1 April 2023;
  - (iii) Sites of 10 or more dwellings with an outstanding detailed planning permission as of 1 April 2023, or prior approval for change of use to residential;
  - (iv) Sites of 10 or more dwellings with outline planning permission as of 1 April 2023;
  - (v) Sites allocated in the adopted Chichester Local Plan Key Policies 2014-2029 where no planning permission had been granted as of 1 April 2023;
  - (vi) Sites allocated in Neighbourhood Plans that have been formally made where no planning permission had been granted as of 1 April 2023; and
- 1.6 All the sites listed have been assessed in terms of deliverability, based on their availability, suitability and achievability, as required by the NPPF. Sites with outline planning permission or those allocated in the Local Plan, Site Allocations DPD or made Neighbourhood Plans are considered deliverable where there is clear evidence

that housing completions will begin on site within five years. Further details of these sites, and allocations not currently expected to deliver within five years, are detailed in Appendix 3. The timescale and phasing of development assumed for each site is based on information obtained from site owners and developers and Statements of Common Ground, together with discussions with Development Management officers from Chichester District Council, specialist advice<sup>1</sup> and annual monitoring figures provided by West Sussex County Council following site visits undertaken by their officers.

- 1.7 Detailed analysis on windfall trends over the past 10 years has evidenced the consistent delivery of windfall sites on both minor and major sites. An allowance is therefore included for both, in accordance with NPPF paragraph 71. For minor sites, this is calculated at 60 dwellings per year and for major sites 139 dwellings, both starting in year 4.
- 1.8 Based on the sources of information above, housing sites that are considered to be deliverable within the period 2023-2028 have been included in the five-year supply. A large majority of the housing identified for delivery in the five-year period is on sites currently under construction, or has detailed planning permission. For some sites, the Council's assumptions on delivery lead times and build rates reflect the conclusions of inspectors at recent planning appeal inquiries.
- 1.9 In combination, the sources of housing supply listed above are expected to deliver a cumulative total of 2,661 net dwellings over the period 2023-2028.
- 1.10 Appendix 4 details sites that are currently not included in the five-year housing land supply. This includes:
  - (i) Sites with technical start but known delivery constraints, unlikely to deliver within 5-year period as at 1 April 2023
  - (ii) Sites of 10 or more dwellings permitted after 1 April 2023.
- 1.11 Whilst these sites, in appendix 4, are not currently included within the Council's calculation of five-year land supply as of 1 April 2023, this will be kept under review as further information becomes available about the progress made on bringing these sites forward for development. In total, the sites identified from these sources could provide for the equivalent of 784 additional dwellings towards the Council's five-year land supply position if all were to come forward.
- 1.12 In addition, there are also 2 strategic housing allocations in the adopted Local Plan and Site Allocations DPD, listed in Table E of Appendix 2, where development is not currently expected to come forward in the period up to 2028/289. Similarly, there are also 10 sites within 'made' neighbourhood plans (as identified in Table F of Appendix 2) where development is also not expected to come forward in the period to 2028/29. The position on these sites will be kept under review.

### Housing Trajectory

- 1.13 The Council regularly reviews the trajectory of anticipated housing supply, monitored against housing requirements; previously against the adopted Local Plan and now housing need as calculated by standard method. The updated housing trajectory as of 1 April 2023 is set out in Appendix 5 through two figures. Figure 1 of Appendix 5 demonstrates the projected housing trajectory of supply from different sources for

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<sup>1</sup> As set out in the report *Chichester District Council 5 Year Housing Land Supply Review*, LSH November 2022

the period up until 2038. Note: the sites in Appendix 4 that are currently not included in the Council's five-year supply are included within this trajectory and anticipated to come forward from year 6.

1.14 Figure 2 of Appendix 5 shows actual/projected housing completions against the housing target for the period up until 2038.

### ***Conclusion***

1.15 **In summary, and as set out in the tables below, the Council's current assessment of five-year housing land supply for the Chichester Local Plan area identifies a potential housing supply of 2,661 net dwellings over the period 2023-2028. This compares with an identified housing requirement, over 4 years of 2,542 net dwellings. This results in a surplus of 121 net dwellings, equivalent to 4.19 years of housing supply.**

### **List of Appendices**

Appendix 1 - Calculation of Local Housing Need as at 1 April 2023

Appendix 2 - Schedule of housing sites contributing to 5YHLS

Appendix 3 - Progress on sites without detailed permission

Appendix 4 - Sites not included in supply

Appendix 5 - Housing Trajectory for Period 2012-2038

## Chichester Local Plan Area - Five Year Housing Land Supply as of 1 April 2023

**Table 1 - Housing Requirement**

<b>4-year Housing requirement from 2023</b>	<b>Net dwellings</b>	<b>Notes</b>
Local housing requirement	2,542	<i>Minimum local annual housing need for Plan area - 635 a year x 4 yrs = 2,542 homes</i>
<b>Housing Delivery Test Result</b>	<b>Pass – no adjustment necessary</b>	
<i>Adjusted housing requirement per year</i>	635	

**Table 2- Projected Housing Supply**

<b>Housing requirement 2023 - 2028</b>	<b>Net dwellings</b>	<b>Notes</b>
Sites of 9 or less dwellings	165	<i>Sites listed in schedule (further details available on request)</i>
Sites of 10 or more dwellings currently under construction	1,564	<i>Sites listed in schedule (further details available on request)</i>
Sites of 10 or more dwellings with an outstanding detailed planning permission	179	<i>Sites listed in schedule (further details available on request)</i>
Sites of 10 or more dwellings with outline planning permission	87	<i>Sites listed in schedule (further details available on request)</i>
Sites allocated in Local Plan 2014-2029	268	<i>Sites listed in schedule (further details available on request)</i>
Sites allocated in made Neighbourhood Plans	0	<i>Sites listed in schedule (further details available on request)</i>
<b>Total identified housing supply</b>	<b>2,263</b>	
Windfall allowance	398	
<b>Total projected housing supply</b>	<b>2,661</b>	

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

<b>Housing supply surplus / deficit</b>	<b>Net dwellings</b>	<b>Notes</b>
<b>Projected housing surplus/shortfall 2023-2028</b>	<b>+119</b>	<i>Total projected housing supply less total housing requirement</i>
<b>Projected years housing supply</b>	<b>4.19</b>	<i>Total projected housing supply / Adjusted housing requirement per year</i>

## Appendix 1 Calculation of Local Housing Need as at 2024

Step 1 - Setting the Baseline:	
<b>Household Growth (per annum.) over next 10 years, 2024-34</b>	<b>543</b>
Step 2 - Affordability Adjustment:	
Median workplace-based affordability ratio, 2022	14.03
Adjustment Factor	1.627
<b>Step 2 Housing Need Figure</b>	<b>884</b>
Step 3- Cap:	
Date of plan adoption	14 <sup>th</sup> July 2015
Plan more than 5 years old	Yes
Housing requirement in last adopted plan	435
Capped at 40% above Higher of Step 1 or Local Plan	760
<b>Minimum Local Housing Need (per annum.) - District</b>	<b>760</b>
<b>Minimum Local Housing Need (per annum.) – Plan Area (need in SDNP removed)</b>	<b>635</b>









Table A.2 – Sites 5-9 dwellings

Site Address	Parish	Parish	Planning Status	Site Progress	Permitted dwellings (Gross)	WSCC demolitions	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	2027 - 2028	Total projected net dwellings	X-Cord	Y-Cord	Comments on deliverability	Permission (date granted)	Last PP lapse date	Comments on Phasing	
Elmsleigh 30 First Avenue	Southbourne	16/00407/FUL	Detailed permission	Under construction	5	0	5	0	0	0	0	5	476746	105936	Proposed erection of 5 no. three bedroom dwellings. Site under construction.	Full (25/05/16)	25/05/2019	Under construction.	
Land North West Of 139 Main Road	Southbourne	20/02297/FUL	Detailed permission	Detailed permission not yet started	8	0	0	8	0	0	0	8	476104	105745	Construction of 8 no. dwellings, access, landscaping and associated works.	Full (23/06/22)	23/06/2025	Not started on 22/23 site visit. Delivery phased for year 2.	
Land south of Reedbridge Farm	Hunston	18/01320/FUL Site Allocation DPD Policy HN1	Detailed permission	Under construction	7	0	2	1	0	0	0	3	486571	102209	Site allocated for 7 dwellings in Site Allocation DPD Proposed Submission (Policy HN1). Site under construction.	DPD Allocation Full (16/09/18)	16/09/2021	Under construction. Site phased to account for self build.	
South Mundham Farm South Mundham Road	North Mundham	19/00677/FUL	Detailed permission	Under construction	6	0	2	0	0	0	0	2	487847	100741	Change of use of barns to 3 no. residential units and replacement of existing agricultural buildings with 3 no. residential units.	Full (07/02/2020)	07/02/2023	Under construction.	
99 - 101 High Street	Selsey	22/02196/FUL	Detailed permission	Detailed permission not yet started	5	0	0	5	0	0	0	5	485377	93277	Erection of 5 no. flats in lieu of 1 no. flat and 2 no. maisonettes, including demolition of existing buildings.	Full (29/11/2021)	29/11/2024	Requires demolition of buildings on site, delivery phased for year 2.	
Land at Royal Close	Chichester	20/02530/FUL	Detailed permission	Under construction	5	0	5	0	0	0	0	5	487187	104504	Construction of 5 no. 1-bedroom elderly persons flats.	Full (19/01/2022)	19/01/2025	Under construction.	
Earnley Gardens Almodington Lane	Earnley	20/03289/FUL	Detailed permission	Under construction	5	0	5	0	0	0	0	5	482332	97456	Demolition of existing property (buildings 1-13) and construction of 5 no. dwellings with ancillary garages	Full (11/02/2022)	11/02/2025	Requires demolition of buildings on site, delivery phased for year 3.	
							19	14	0	0	0	33							

Table B: Sites which are currently under construction

WSSC Site ref	Site address	Parish	Planning permissions/ references	Category	Current planning status	Projected net dwellings																	Projected net dwellings 2023 - 2028	Projected net dwellings post 2028	Total projected net dwellings	Planning Status	Permitted at 1 April 2023	X-Cord	Y-Cord	Permitted dwellings (Gross)	Last PP lapse date	Comments on deliverability			
						2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	2027 - 2028	2028 - 2029	2029 - 2030	2030 - 2031	2031 - 2032	2032 - 2033	2033 - 2034	2034 - 2035	2035 - 2036	2036 - 2037	2037 - 2038	Comments on deliverability	Permission (date granted)										Statement of Common Ground Completed	Developer expectations for delivery (date information received)		
O075	Land On The North Side Of, Shopwhyke Road, Shopwhyke	Oving	11/05283/OUT, 15/03720/OUT, 14/02826/REM, 15/03964/REM, 19/01234/REM, 19/01235/REM, 19/01984/REM, 19/01983/REM,	B	PP	60	60	33	0	0	0	0	0	0	0	0	0	0	0	0	0	153	0	153	D	Y	488000	105000	585	09/08/19	Outline PP granted August 2013 for 500 dwellings, RM approval June 2016 for 398 dwellings (279 market and 119 affordable). Outline PPN granted Nov 2016 for additional 85 dwellings. Site allocated in Local Plan: (Policy 16) for 500 homes. 78 completed 17-18. 66 delivered 18-19. 42 delivered 19-20. 79 delivered 20-21. 95 delivered 21-22. 72 delivered 22-23.	Outline (09/08/13) Outline (18/11/16) REM (09/01/15) REM (21/06/16)	Y	March 23 1Dvlpr 23/24 - 4 24/25 - 14	
XV184	Graylingwell (inc Kingsmead Avenue)	Chichester	08/03533/OUT, 10/05597/OUT, 14/01018/OUT, 10/02926/REM, 13/00907/REM, 13/00837/REM, 15/02506/REM, 16/02253/FUL, 16/02248/FUL, 18/01623/REM, 20/02905/REM	B	PP	44	44	44	44	44	0	0	0	0	0	0	0	0	0	0	0	220	0	220	D	Y	486688	106256	750	19/08/19	Outline PP (08/03533/OUT) granted for 750 dwellings in 2009. Separate outline (10/05597/OUT) for 43 dwellings granted for land at Kingsmead Avenue. Revised masterplan layout for up to 391 dwellings with detailed permission for 13 dwellings (amended to 231 dwellings following approval of CC/15/02506/REM for 160 dwellings). Development in progress with 373 dwellings remaining in May 2018. 65 delivered 18-19. 17 delivered 19-20. 47 delivered 20-21. 0 delivered 21-22. 34 delivered 22-23.	Outline (19/08/09) Outline (28/11/12) REM (12/11/10) REM (04/07/13) REM (14/07/13) REM (08/01/16) Full (30/09/16) Full (26/10/16)	Y	March 23  Phase 9a: 23/24 - 45 24/25 - 35 25/26 - 26 Phase 6: 23/24 - 0 24/25 - 11 Phase 7: 23/24 - 0 24/25 - 20 25/26 - 20 26/27 - 23 Phase 8: 23/24 - 0 24/25 - 36	
ZV244	Land West Of Centurion Way And West Of Old Broyle Road	Chichester	14/04301/OUT, 18/01587/REM, 19/01134/REM, 20/02473/REM, 20/01046/REM, 19/03146/REM, 19/02819/REM, 19/02626/REM, 19/01531/REM, 20/03166/REM, 20/03108/REM, 21/00460/REM	B	PP	150	150	23	0	0	0	0	0	0	0	0	0	0	0	0	0	323	0	323	D	Y	484700	106000	750	11/11/19	Part of site allocated in Local Plan: (Policy 15) for 1,600 homes. s106 signed 11/04/18. Resolution to permit as of 1 April 2018. S106 subsequently signed. 27 delivered 20-21. 132 delivered 21-22. 268 delivered 22-23.	Outline (11/04/18) REM (05/12/18) REM (04/10/19)	Y	March 23.  23/24 - 150 24/25 - 150 25/26 - 72	
O080	Land To The South Of Oving Road/ B2144, Shopwhyke	Oving	16/02254/OUT & 19/01416/REM & 20/02471/FUL	B	PP	29	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29	0	29	D	Y	488000	105000	143	18/08/20	Outline PP granted on appeal Aug 2017 for 100 dwellings. REM approved Dec 2019. Full permission for 143 dwellings granted June 2021 (resulting in additional 43 dwellings on site). 10 delivered 20-21. 47 delivered 21-22. 57 delivered 22-23.	Outline (Aug 17) REM (Dec 19) Full (16/06/21)	N	March 22.  22/23 - 45 23/24 - 40	

SY559	Land East Of Manor Road Manor Road Selsey West Sussex	Selsey	19/00321/FUL 22/02236/REM	B	PP	50	50	24	0	0	0	0	0	0	0	0	0	0	0	0	124	0	124	D	Y	486258	94216	193	09/12/22	Hybrid planning application - Phase 1 (Full application) comprising 119 residential dwellings, Outline planning application for Phase 2 for up to 74 dwellings and associated infrastructure (with all matters reserved). 35 delivered 22-23.	Full (09/12/19)	Y	March 23. 23/24 - 50 24/25 - 50 25/26 - 50 26/27 - 24
WH034	Land North East of Graylingwell Park (Phase 2 Westhampnett/NE Chichester SDL)	Chichester	16/03791/OUT & 18/01911/FUL (access) & 19/03191/REM	B	PP	45	45	45	23	0	0	0	0	0	0	0	0	0	0	0	158	0	158	D	Y	486900	106700	200	15/11/20	Planning Committee (15/11/17) resolution to grant outline permission subject to S106 agreement for up to 200 dwellings. S106 signed 06/11/18. 42 delivered 22-23.	Outline (08/11/18) REM (01/07/21)	N	March 22. 22/23 - 45 23/24 - 47 24/25 - 45 25/26 - 45
KD090	Land On The East Side Of Plaistow Road	Kirdford	15/03367/FUL & 19/00086/FUL	B	PP	22	32	0	0	0	0	0	0	0	0	0	0	0	0	0	54	0	54	D	Y	501450	127250	54	13/12/20	Planning Committee (13/12/2017) resolution to grant subject to S106 agreement for 54 dwellings to be delivered in 2 phase scheme s106 signed 22/11/18. Replacement application permitted 30/11/19 with no phasing. Site under construction.	Full (22/11/18) Full (30/11/19)	Y	March 23. 23/24 - 22 24/25 - 32
O081	Former Portfield Quarry And Uma House Shopwhyke Road Shopwhyke Chichester	Chichester	19/02030/FUL	B	PP	21	39	21	0	0	0	0	0	0	0	0	0	0	0	0	81	0	81	D	Y	487943	105136	88	12/06/23	Erection of 88 dwellings. 7 delivered 22-23.	Full (12/06/20)	Y	March 23 23/24 - 29 24/25 - 39 25/26 - 21
CH102 Lx133 Page 33	Land At Nursery Green Loxwood	Loxwood	19/01498/FUL	B	PP	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	10	D	Y	503630	131811	10	13/08/23	Single retail unit on the ground floor and 2 floors of residential accommodation, 4 flats. Site under construction.	Full (13/08/20)	N	N
TG091	Land Adjoining A27 Scant Road West Hambrook	Chidham & Hambrook	20/01826/FUL	B	PP	18	20	40	40	0	0	0	0	0	0	0	0	0	0	0	118	0	118	D	Y	479310	106740	118	04/11/24	Mixed use development comprising 118 dwellings. Site under construction.	Full (04/11/21)	N	N
SB380	The Yews, City Fields Way	Tangmere	18/03143/FUL	B	PP	38	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38	0	38	D	Y	491000	106900	39	24/07/22	Site allocated in the Tangmere NP (Policy 5). Planning approved July 19. Erection of 39 dwellings.. Site under construction.	Full (24/07/19)	Y	March 23. 23/24 - 38
O084	Woodfield House Tangmere Road	Tangmere	23/00307/PA3MA	B	PP	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19	0	19	D	Y	489383	105356	19	24/03/26	Prior Approval for change of use of existing day nursery to 19 no. residential units falling within Class C3. Site under construction.	PN (24/03/23)	N	N
SY562	Land North of Cooks Lane Southbourne	Southbourne	18/03145/OUT 22/00157/REM	B	PP	42	65	65	27	0	0	0	0	0	0	0	0	0	0	0	199	0	199	D	Y	477296	106373	199	02/03/23	Outline permission granted at appeal 02/03/20. REM permitted August 22 for 199 dwellings. Site under construction.	Outline (02/03/20) REM (31/08/22)	Y	March 23 23/24 - 42 24/25 - 65 25/26 - 65 26/27 - 27
SY562	Park Farm Park Lane Selsey	Selsey	20/00085/FUL	B	PP	38	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38	0	38	D	Y	486495	94234	70	20/05/23	Construction of a 3 storey 70 bed care home. Contribution for C2 (Care Home) equivalent of 1.8 units to 1 dwelling (based on HDT ratios). Site under construction.	Full (20/05/20)	N	N

<b>Table B Totals</b>						576	515	295	134	44	0	0	0	0	0	0	0	0	0	0	0	1,564	0	1,564				
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Table C: Sites with detailed (full or reserved matters) permission

WSSC Site ref	Site address	Parish	Planning permissions/ references	Category	Current planning status	Projected net dwellings																	Projected net dwellings 2023 - 2028	Projected net dwellings post 2028	Total projected net dwellings	Planning Status	Permitted at 1 April 2023	X-Cord	Y-Cord	Permitted dwellings (Gross)	Last PP lapse date	Comments on deliverability			
						2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	2027 - 2028	2028 - 2029	2029 - 2030	2030 - 2031	2031 - 2032	2032 - 2033	2033 - 2034	2034 - 2035	2035 - 2036	2036 - 2037	2037 - 2038	Notes	Permission (date granted)										Statement of Common Ground completed	Developer expectations for delivery (date information received)		
NM129	Former Lowlands Nursery Lagness Road North Mundham	North Mundham	20/01686/FUL	C	PP	0	10	29	0	0	0	0	0	0	0	0	0	0	0	0	39	0	39	D	Y	487108	102274	39	11/08/24	Erection of 39 no. dwellings and associated development.	Full (11/08/21)	N	March 22. 22/23 - 0 23/24 - 10 24/25 - 29		
CC1412	Warrendell, off Plainwood Close	Chichester	98/02043/OUT 20/01164/REM	C	PP	0	4	6	3	4	4	0	0	0	0	0	0	0	0	17	4	21	D	Y	485600	106800	21	11/10/20	Planning Committee (11/10/2017) resolution to grant outline permission subject to S106 agreement for 21 dwellings. S106 signed 29/11/18. Land in one private ownership with no major constraints to development.	Outline (29/11/18) REM (16/07/21)	Y	March 23. 23/24 - 0 24/25 - 4 25/26 - 6 26/27 - 3 27/28 - 4 28/29 - 4			
	Land South Of Lowlands North Mundham	North Mundham	20/02989/FUL	G	s106	0	0	33	33	0	0	0	0	0	0	0	0	0	0	66	0	66	D	N	487108	102274	66	NA	Resolution to grant permission at Planning Committee 08/09/21 subject to s106. s106 signed Dec 23.	resolution to permit 08/09/2021	N				
	Land North Of 30 To 56 Mill Road Westbourne	Westbourne	20/01061/FUL	C	PP	0	0	12	0	0	0	0	0	0	0	0	0	0	0	12	0	12	D	Y	476032	107809	12	02/02/26	Construction of 12 no new dwellings as an affordable housing exception site with associated car parking, improvements to play area and amenity space. S106 signed 02/02/23.	Full (02/02/23)	N	N			
0075	Phase 3A (Shopwhyke Care Site) Land On The North Side Of Shopwhyke Road Shopwhyke	Oving	21/00258/FUL	C	PP	0	0	0	45	0	0	0	0	0	0	0	0	0	0	45	0	45	D	Y	488136	105508	80	09/07/24	Erection of 80 bedroom Care Home (C2 Use) with associated access and landscaping. Contribution for C2 (Care Home) equivalent of 1.8 units to 1 dwelling (based on HDT ratios).	Full (09/07/21)	N	N			

<b>Table C Totals</b>	<b>0</b>	<b>14</b>	<b>80</b>	<b>81</b>	<b>4</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>179</b>	<b>4</b>	<b>183</b>										
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Table D: Sites with outline permission

WSSC Site ref	Site address	Parish	Planning permissions/ references	Category	Current planning status	Projected net dwellings																	Projected net dwellings 2023 - 2028	Projected net dwellings post 2028	Total projected net dwellings	Planning Status	Permitted at 1 April 2023	X-Cord	Y-Cord	Permitted dwellings (Gross)	Last PP lapse date	Comments on deliverability			
						2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	2027 - 2028	2028 - 2029	2029 - 2030	2030 - 2031	2031 - 2032	2032 - 2033	2033 - 2034	2034 - 2035	2035 - 2036	2036 - 2037	2037 - 2038	Notes	Permission (date granted)										Statement of Common Ground completed	Developer expectations for delivery (date information received)		
XV184	Graylingwell Hospital Chichester	Chichester	14/01018/OUT	D	PP	0	0	0	61	0	0	0	0	0	0	0	0	0	0	0	61	0	61	D	Y	486688	106256	61	21/03/2021 (C3 started)	Outline application for Graylingwell Park including Kingsmead Avenue. 22/01501/REM for appearance, landscaping, layout and scale following Outline 14/01018/OUT - erection of class C2 assisted living/extra care accommodation. Permitted 30/05/23. HDT ratio not used as independent units.	Outline (21/03/18) REM (30/05/23)	N	N		

LX135	Land South Of Loxwood Farm Place High Street Loxwood	Loxwood	20/01617/OUT	D	PP	0	0	0	0	0	18	6	0	0	0	0	0	0	0	0	0	0	24	24	O	Y	503810	131355	24	15/10/23	Outline application with all matters reserved, except for Access for the erection of up to 24 no. residential dwellings.	Outline (15/10/20)	Y	March 23 23/24 - 0 24/25 - 18 25/26 - 6
O075	Land East Of Glenmore Business Park Longacres Way Chichester	Oving	21/00594/OUT	D	PP	0	0	0	0	0	23	0	0	0	0	0	0	0	0	0	0	0	23	23	O	Y	488136	105508	23	21/01/25	Outline Application (with all matters reserved except Access, Layout and Scale) for the development of 23 Assisted Living Apartments (C2 Use Class - Residential Institution) with associated access.	Outline (21/01/22)	N	March 22 22/23 - 0 23/24 - 0 24/25 - 23 (C2)
WW362	Land To The West Of Church Road Church Road West Wittering	West Wittering	20/02491/OUT	D	PP	0	0	0	0	0	12	48	10	0	0	0	0	0	0	0	0	0	70	70	O	Y	479822	97732	70	22/04/2024	Outline planning application for residential development of 70 dwellings (some matters reserved except for access). Permitted at appeal 22/04/22.	Outline (22/04/22)	Y	March 23. 23/24 - 0 24/25 - 0 25/26 - 12 26/27 - 48 27/28 - 10
WW034	Land Within The Westhampnett / North East Chichester Strategic Development Location (north Of Madgwick Lane) Chichester	Westhampnett	20/02824/OUT	D	PP	0	0	0	0	0	30	50	50	35	0	0	0	0	0	0	0	0	165	165	O	Y	487439	106386	165	27/05/25	Outline Application with all matters reserved except for access for the residential development comprising up-to 165 dwellings. Permitted at appeal 27/05/22.	Outline (27/05/22)	Y	March 23. 23/24 - 0 24/25 - 30 25/26 - 50 26/27 - 50 27/28 - 35
Page 35 of 56	Earnley Concourse Clappers Lane Earnley Chichester	Earnley	19/02493/OUT	D	PP	0	0	0	0	0	15	15	0	0	0	0	0	0	0	0	0	0	30	30	O	Y	481609	96804	32	30/05/25	Outline planning application with all matters except Access reserved. Demolition of Earnley Concourse buildings and replacement with residential development of up to 32 no. dwellings. Permitted at appeal 30/05/22.	Outline (30/05/22)	N	N
	Land south of Clappers Lane, Earnley	Earnley	20/03125/OUT	D	PP	0	0	0	0	0	25	25	25	25	0	0	0	0	0	0	0	0	100	100	O	Y	481244	481244	100	16/08/25	Outline Application for the erection of up to 100 dwellings with associated access, landscaping and public open space. Permitted at appeal 16/08/22.	Outline (16/08/22)	N	N
CH109	Chas Wood Nurseries Main Road Bosham	Bosham	20/01854/OUT	D	PP	0	0	0	13	13	0	0	0	0	0	0	0	0	0	0	0	26	0	26	O	Y	479493	105445	26	17/10/25	Outline permission for 26 no. dwellings with access, public open space, community orchard and other associated works (with all matters reserved except for access). Permitted at appeal 17/1022. RM pending decision.	Outline (17/10/22)	N	N

<b>Table D Totals</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>74</b>	<b>13</b>	<b>123</b>	<b>144</b>	<b>85</b>	<b>60</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>87</b>	<b>412</b>	<b>499</b>										
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Table E: Sites allocated in the Local Plan

WSSC Site ref	Site address	Parish	Planning permissions/ references	Category	Current planning status	2023 - 2024																		Projected net dwellings 2023 - 2028	Projected net dwellings post 2028	Total projected net dwellings	Planning Status	Permitted at 1 April 2023	X-Cord	Y-Cord	Permitted dwellings (Gross)	Last PP lapse date	Comments on deliverability			
						2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	2027 - 2028	2028 - 2029	2029 - 2030	2030 - 2031	2031 - 2032	2032 - 2033	2033 - 2034	2034 - 2035	2035 - 2036	2036 - 2037	2037 - 2038	Notes	Permission (date granted)	Statement of Common Ground completed										Developer expectations for delivery (date information received)			
ZV244	West of Chichester SDL (Phase 2)	Chichester	Chichester Local Plan Policy 15	E	LP	0	0	127	23	118	118	118	118	110	0	0	0	0	0	268	582	850	A	NA	484700	106000	NA		Part of site allocated in Chichester Local Plan: Key Policies (Policy 15) for 1,600 homes (of which 1,250 homes should be delivered during Plan period). Site suitability for housing and deliverability considered during Local Plan examination.	LP allocation	Y	March 23. 23/24 - 0 24/25 - 0 25/26 - 118 26/25 - 118 25/26 - 118 26/27 - 118 27/28 - 118 28/29 - 118 29/30 - 118 30/31 - 118 31/32 - 118 32/33 - 24				
TG086	Tangmere SDL	Tangmere	Chichester Local Plan Policy 18	E	LP	0	0	0	0	0	25	150	160	160	160	160	160	100	65	0	1,300	1,300	A	NA	489800	106500	NA		Site allocated in Chichester Local Plan: Key Policies (Policy 18) for 1,000 homes. Site suitability for housing and deliverability considered during Local Plan examination.	LP allocation	N	March 22. 22/23 - 0 23/24 - 25 24/25 - 150 25/26 - 160 26/25 - 160 25/26 - 160 26/27 - 160 27/28 - 160 28/29 - 160 29/30 - 160 30/31 - 160 31/32 - 160 32/33 - 65				
BO019	Land at Highgrove Farm	Bosham	Site Allocation DPD Policy BO1	E	DPD	0	0	0	0	0	45	5	0	0	0	0	0	0	0	0	50	50	A	NA	481722	105005	NA		Site allocated for 50 dwellings in Site Allocation DPD Proposed Submission (Policy BO1). Site suitability for housing and deliverability considered during examination of DPD.	DPD Allocation	N	N				
PS276	Land north of Little Springfield Farm, Ifold	Plaistow & Ifold	Site Allocation DPD Policy PL1	E	DPD	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	10	10	A	NA	502650	130500	NA		Site allocated for 10 dwellings in Site Allocation DPD Proposed Submission (Policy PL1). Site suitability for housing and deliverability considered during examination of DPD.	DPD Allocation	N	N				

<b>Table E Totals</b>	<b>0</b>	<b>0</b>	<b>127</b>	<b>23</b>	<b>118</b>	<b>188</b>	<b>273</b>	<b>288</b>	<b>278</b>	<b>270</b>	<b>160</b>	<b>160</b>	<b>160</b>	<b>100</b>	<b>65</b>	<b>268</b>	<b>1942</b>	<b>2210</b>
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Table F: Sites allocated in made Neighbourhood Plans

WSSC Site ref	Site address	Parish	Planning permissions/ references	Category	Current planning status	2023 - 2024																		Projected net dwellings 2023 - 2028	Projected net dwellings post 2028	Total projected net dwellings	Planning Status	Permitted at 1 April 2023	X-Cord	Y-Cord	Permitted dwellings (Gross)	Last PP lapse date	Comments on deliverability			
						2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	2027 - 2028	2028 - 2029	2029 - 2030	2030 - 2031	2031 - 2032	2032 - 2033	2033 - 2034	2034 - 2035	2035 - 2036	2036 - 2037	2037 - 2038	Notes	Permission (date granted)	Statement of Common Ground completed										Developer expectations for delivery (date information received)			
	Land at Farm Close	Loxwood	Loxwood NP Policy 4	F	NP	0	0	0	0	0	0	10	7	0	0	0	0	0	0	0	17	17	A	NA	504156	131281	NA		Site allocated in the Loxwood NP (Policy 4) for indicative minimum of 17 dwellings. Site suitability for housing and deliverability	NP allocation		N				



Land at The Old Granary	Boxgrove	Boxgrove NP Policy H5	F	NP	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	3	3	A	NA			NA	Site allocated for between 3 and 6 dwellings in Boxgrove NP. Site suitability for housing and deliverability considered during NP examination.	NP allocation		N
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<b>Table F Totals</b>					0	0	0	0	0	0	57	13	15	15	0	0	0	0	0	0	100	100								
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<b>Major sites (10+ dwellings): Total deliverable dwellings (net)</b>					576	529	502	312	179	315	474	386	353	285	160	160	160	100	65	2,098	2,458	4,556								
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<b>Minor sites (&lt;9 dwellings) Total dwellings (net)</b>					58	44	0	0	165	0	0	0	0	0	0	0	0	0	0	0	267	0	267							
<b>Major sites (10+ dwellings): Total deliverable dwellings (net)</b>					576	529	502	312	179	315	474	386	353	285	160	160	160	100	65	2,098	2,458	4,556								
<b>Allowance for minor (&lt;9 dwellings) windfall sites</b>					0	0	0	60	60	60	60	60	60	60	60	60	60	60	60	60	120	600	720							
<b>Allowance for major (10+ dwellings) windfall sites</b>					0	0	0	139	139	139	139	139	139	139	139	139	139	139	139	139	278	1,390	1,668							
<b>Total projected housing supply (identified sites + windfall)</b>					634	573	502	511	543	514	673	585	552	484	359	359	359	299	264	2,763	4,448	7,211								



Appendix 3 – Progress on sites without detailed permission

Table A – Outline Permissions

Site Details	Current Permission On-site	Application Details	Details of conditions within permissions	Details of any conditions discharged
Land South of Loxwood Farm Place, High Street, Loxwood	20/01617/OUT	<p>20/01617/OUT - Outline application with all matters reserved, except for access for the erection of up to 24 residential dwellings. Permit with S106, 15/10/20</p> <p>21/02093/REM - Application for the approval of reserved matters (Appearance, Layout, Scale) pursuant to application LX/20/01617/OUT (above) - Pending Consideration, validated 14/07/21</p>	<ol style="list-style-type: none"> <li>1) Details of the layout, scale, appearance and landscaping.</li> <li>2) Development begun 2 years from the date of approval</li> <li>3) Accordance with submitted plans</li> <li>4) Construction and Environmental Management Plan (CEMP)</li> <li>5) Plans showing existing and proposed ground levels, floor levels, paths, drives, garages, parking and the proposed completed height of the development.</li> <li>6) Details of foul water sewerage disposal, including associated off-site infrastructure improvements.</li> <li>7) Details of site-wide surface water drainage.</li> <li>8) Mitigation and ecological enhancements carried out in accordance with specific details and a timetable for implementation.</li> <li>9) Written scheme of archaeological investigation - discharged</li> <li>10) Full details of the maintenance and management of the SuDS system</li> </ol>	<p><b>21/00978/DOC</b> - Discharge of Condition 9 (Archaeology), <i>Permitted 21/05/2021</i></p>
<p>Land East of Glenmore Business Park, Longacres Way, Chester</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 39</p>	21/00594/OUT	<p>21/00594/OUT - Outline Application (with all matters reserved except Access, Layout and Scale) for the development of 23 Assisted Living Apartments (C2 Use Class - Residential Institution) with associated access. <b>Permit with S106 21/01/22</b></p>	<ol style="list-style-type: none"> <li>1) Details of the appearance and landscaping.</li> <li>2) Application for approval of RM no later than 3 years from 21/01/22</li> <li>3) Accordance with submitted plans</li> <li>4) Construction and Environmental Management Plan (CEMP)</li> <li>5) Plans showing existing and proposed ground levels, floor levels, paths, drives, garages, parking and the proposed completed height of the development.</li> <li>6) Details of proposed overall site wide surface water drainage scheme</li> <li>7) Noise mitigation scheme submitted</li> <li>8) Building envelope acoustic design scheme submitted</li> <li>9) External lightning</li> <li>10) Schedule of materials</li> <li>11) Details of solar PV panels</li> <li>12) Roads, footways, car-parking, turning areas</li> <li>13) Electric Vehicle charging points</li> <li>16) Secure cycle parking/mobility scooter spaces</li> <li>17) Water efficiency</li> <li>18) Land contamination</li> <li>19) Mitigation and ecological enhancements</li> <li>20) Use Class C2</li> </ol>	
Land To The West Of Church Road Church Road West Wittering	20/02491/OUT	<p>Outline planning application for residential development of 70 dwellings (some matters reserved except for access). <b>Granted at appeal 22/04/22.</b></p>	<ol style="list-style-type: none"> <li>1) Details of the layout, scale, appearance and landscaping.</li> <li>2) Development to start no later than 2 years from last reserved matters approval.</li> <li>3) Accordance with submitted plans</li> <li>4) Plans of existing and proposed ground levels, proposed finished floor levels, levels of any paths, drives, garages and parking areas and the proposed completed height of the development and any retaining walls.</li> <li>5) Construction and Environmental Management Plan (CEMP)</li> <li>6) Foul drainage</li> <li>7) Details of proposed overall site wide surface water drainage scheme</li> <li>8) Written scheme of archaeological investigation</li> <li>9) Protective fencing for trees, hedgerows, shrubs and other natural features not scheduled for removal.</li> <li>10) Land contamination</li> <li>11) If condition 10 identifies potential contaminant, Phase 2 intrusive</li> </ol>	

			<p>investigation report required.</p> <ol style="list-style-type: none"> <li>12) Remediation scheme if required by condition 11.</li> <li>13) Ecology survey – Water Vole</li> <li>14) Ecology survey - Badger</li> <li>15) Full details of the maintenance and management of the SuDS system</li> <li>16) Electric Vehicle charging points</li> <li>17) 10% of open market dwellings to be bungalows.</li> <li>18) Sustainable Design and Construction statement</li> <li>19) Detailed scheme of hard and soft landscaping</li> <li>20) Noise mitigation scheme</li> <li>21) Details of utilities and services infrastructure networks (including fresh water, electricity, gas, telecommunications and broadband ducting)</li> <li>22) Vehicular access in accordance with submitted plans</li> <li>23) Visibility splays</li> <li>24) Water efficiency</li> <li>25) External lighting</li> <li>26) contaminated land remediation</li> <li>27) Fire services</li> <li>28) Ecological mitigation scheme</li> <li>29) Travel plan</li> <li>30) Floor levels</li> <li>31) Mitigation and enhancement strategy - Great Crested Newt Survey</li> <li>32) Trees or vegetation clearance schedule</li> <li>33) Footpath construction, links to existing</li> <li>34) Accordance with submitted plans - transport</li> </ol>	
<p>Land Within The Westhampnett / North East Chichester Strategic Development Location (South Of Madgwick Lane) Chichester</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">016040</p>	<p>20/02824/OUT</p>	<p>Outline Application with all matters reserved except for access for the residential development comprising up-to 165 dwellings, including an element of affordable housing; together with an access from Madgwick Lane as well as a relocated agricultural access, also from Madgwick Lane; Green Infrastructure, including the enhancement of the Lavant Valley Linear Greenspace; sustainable drainage systems; and associated infrastructure. <b>Granted at appeal 27/05/22.</b></p>	<ol style="list-style-type: none"> <li>1) Details of the layout, scale, appearance and landscaping.</li> <li>2) Application for approval of RM no later than 3 years from 27/05/22</li> <li>3) Development to start no later than 2 years from last reserved matters approval.</li> <li>4) Accordance with submitted plans</li> <li>5) Phasing Plan as part of 1<sup>st</sup> RM application</li> <li>6) RM to include a) Palette of materials; b) Housing mix (including size of dwellings in terms of bedrooms); c) Architectural, character and landscape approach; d) Existing ground levels and finished floor levels; e) Location of fire hydrants; f) External lighting; g) Refuse storage; and, h) Vehicle and cycle parking.</li> <li>7) Written Scheme of Archaeological Investigation</li> <li>8) Provision of white lining, road hatching or kerb build out, cycle markings, and associated signage at the junction of Madgwick Lane with Old Place Lane</li> <li>9) Details of the location, extent and layout for amenity open space, natural/semi natural green space and equipped children's area</li> <li>10) Land contamination</li> <li>11) External noise protection</li> <li>12) Contaminated land remediation verification report.</li> <li>13) Construction and Environmental Management Plan (CEMP)</li> <li>14) Construction times</li> <li>15) Scheme for the protection of retained trees</li> <li>16) Air Quality management plan</li> <li>17) Noise mitigation</li> <li>18) Contaminated land remediation verification report.</li> <li>19) Details of site-wide surface water drainage.</li> <li>20) Foul drainage</li> <li>21) Accordance with submitted plans</li> <li>22) Accordance with submitted plans - vehicular access to agricultural buildings</li> <li>23) Buffer zone - River Lavant</li> <li>24) Landscape and Environmental Management Plan (LEMP)</li> <li>25) Badger Mitigation Strategy</li> <li>26) A Sustainable Design and Construction Statement</li> </ol>	

<p>Earnley Concourse Clappers Lane Earnley Chichester</p>	<p>19/02493/OUT</p>	<p>Outline planning application with all matters except Access reserved. Demolition of Earnley Concourse buildings, Elm Lodge, Gate Cottage and the Ranch House and replacement with residential development of up to 32 no. dwellings with associated access and footway works, landscaping, open space and drainage infrastructure. <b>Granted at appeal 30/05/22.</b></p>	<ol style="list-style-type: none"> <li>1) Details of the access, layout, scale, appearance and landscaping.</li> <li>2) Application for approval of RM no later than 3 years from 30/05/22</li> <li>3) Development to start no later than 2 years from last reserved matters approval.</li> <li>4) Accordance with submitted plans</li> <li>5) Construction and Environmental Management Plan (CEMP)</li> <li>6) Landscape and Ecological Management Plan (LEMP)</li> <li>7) Details of the proposed demolition and remediation</li> <li>8) Details of foul water sewerage disposal, including associated off-site infrastructure improvements.</li> <li>9) Details of site-wide surface water drainage.</li> <li>10) Land contamination</li> <li>11) If condition 10 identifies potential contaminant, Phase 2 intrusive investigation report required.</li> <li>12) Remediation scheme if required by condition 11.</li> <li>13) Full details of the maintenance and management of the SuDS system</li> <li>14) Ecological survey and mitigation and enhancement strategy</li> <li>15) Protective fencing around all trees, shrubs and other natural features not scheduled for removal.</li> <li>16) Electric Vehicle charging facilities.</li> <li>17) External lighting</li> <li>18) Water efficiency</li> <li>19) Fire hydrants</li> <li>20) Travel plan</li> <li>21) Information pack for occupiers – Bird Aware</li> </ol>	
<p>Land south of Clappers Lane, Earnley</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 41</p>	<p>20/03125/OUT</p>	<p>Outline Application for the erection of up to 100 dwellings with associated access, landscaping and public open space. All matters reserved other than access. <b>Granted at appeal 19/08/22.</b></p>	<ol style="list-style-type: none"> <li>1) Details of the layout, scale, appearance and landscaping.</li> <li>2) Application for approval of RM no later than 3 years from 19/08/22</li> <li>3) Development to start no later than 2 years from last reserved matters approval.</li> <li>4) Accordance with submitted plans – access</li> <li>5) Construction and Environmental Management Plan (CEMP)</li> <li>6) Plans showing existing and proposed ground levels, floor levels, paths, drives, garages, parking and the proposed completed height of the development.</li> <li>7) Land contamination, remediation if necessary</li> <li>8) Written Scheme of Archaeological Investigation</li> <li>9) Details of site-wide surface water drainage.</li> <li>10) Flood alleviation scheme</li> <li>11) Full details of the maintenance and management of the SuDS system</li> <li>12) Electric Vehicle charging facilities</li> <li>13) Sustainable Design and Construction Statement</li> <li>14) External lighting</li> <li>15) Vehicular access, visibility splays and maintenance</li> <li>16) Car-parking and turning areas</li> <li>17) Pedestrian access</li> <li>18) Secure cycle parking</li> <li>19) Detailed scheme of hard and soft landscaping</li> <li>20) Landscape and Ecological Management Plan (LEMP).</li> <li>21) Ecology survey – Badger</li> <li>22) Off-site foul drainage infrastructure</li> </ol>	

Chas Wood Nurseries Main Road Bosham	20/01854/OUT	<p>Outline permission for 26 no. dwellings with access, public open space, community orchard and other associated works (with all matters reserved except for access). <b>Granted at appeal 17/10/22.</b></p> <p>23/01164/REM - Application for the approval of remaining Reserved Matters of Appearance, Landscaping, Layout and Scale following outline planning permission CH/20/01854/OUT (APP/L3815/W/22/3299268) for 26 no. dwellings with access, public open space, community orchard and other associated works. <b>Pending decision.</b></p>	<ol style="list-style-type: none"> <li>1) Details of the access, layout, scale, appearance and landscaping.</li> <li>2) Application for approval of RM no later than 2 years from 17/10/22</li> <li>3) Development to start no later than 2 years from last reserved matters approval.</li> <li>4) Accordance with submitted plans</li> <li>5) Details of site-wide surface water drainage.</li> <li>6) Details of site-wide surface water drainage maintenance and management of the system.</li> <li>7) Written Scheme of Archaeological Investigation</li> <li>8) Protective fencing around all trees, shrubs and other natural features not scheduled for removal.</li> <li>9) Land contamination</li> <li>10) If condition 9 identifies potential contaminant, Phase 2 intrusive investigation report required.</li> <li>11) Remediation scheme if required by condition 10.</li> <li>12) Contaminated land remediation verification report.</li> <li>13) Sustainable design and construction statement</li> <li>14) Construction and Environmental Management Plan (CEMP)</li> <li>15) Details of foul water sewerage disposal, including associated off-site infrastructure improvements.</li> <li>16) External lighting</li> <li>17) Fire services</li> <li>18) Visibility splays</li> <li>19) Car-parking and turning areas</li> <li>20) Secure cycle parking</li> <li>21) Scheme of ecological mitigation</li> <li>22) Materials</li> </ol>	23/02275/DOC   Discharge of Conditions 7 (archaeology), 9 (contaminated land phase 1), 10 (contaminated land phase 2), 11 (remediation), 13 (sustainable design and construction), 14 (CEMP) and 16 (external lighting) of Planning Permission CH/20/01854/OUT (APP/L3815/W/22/3299268). Pending consideration.
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Table B – Local Plan Allocations

Site Details	Current Permission On-site	Application Details	Details of conditions within permissions	Details of any conditions
<p>WSSC Ref. ZV244 West of Chichester SDL (<b>Phase 2</b>) - Chichester Local Plan Policy 15 <i>Allocated for 1,600 homes, 6ha of B1 employment land, neighbourhood centre/community hub, open space and green infrastructure.</i></p>	<p>22/01485/OUTEIA <b>Pending consideration, validated 24/06/22</b></p>	<p><b>Phase 2</b> - Outline planning application with all matters except Access reserved for the second phase of development of the West of Chichester Strategic Development Location (SDL) for 850 homes and employment land with vehicular, pedestrian and cycle access from Westgate and via phase 1, extensions to approved phase 1 community facility and primary school, informal and formal open space (including northern Country Park), playing pitches and associated landscaping, utilities and drainage infrastructure. Associated demolition of existing agricultural buildings on site. Closure of Clay Lane vehicular access. Briefing session held on 22/09/22.</p>		
<p>WSSC Ref. TG086 Tangmere SDL <i>Local Plan Policy 18, allocated for a mixed use development comprising 1,000 homes, community facilities, open space and green infrastructure.</i></p>	<p>20/02893/OUT <b>Permit with s106, 31/03/2021</b> <b>CPO Inquiry held 07/09/21-09/09/21.</b> <b>CPO confirmed 11/11/2021.</b></p> <p><b>CPO2 Inquiry held 12/12/23-14/12/23.</b></p>	<p>20/02893/OUT - Outline planning application for a residential-led mixed use development comprising up to 1,300 dwellings (Use Class C3), an expanded village centre (comprising flexible units suited to Use Class E and pubs or drinking establishments and/or takeaways in Use Class Sui Generis), community uses, primary school, informal and formal open space, playing pitches, footpaths, cycleways, associated landscaping, utilities and drainage infrastructure, including on-site pumping station(s) with connection to the Strategic Foul network; associated infrastructure and groundworks; with all matters reserved except for the principal access junctions from the A27 grade-separated junction and Tangmere Road and the secondary access at Malcolm Road.</p> <p>Site position as at 31/03/22:</p> <ul style="list-style-type: none"> <li>• Site allocated in Local Plan</li> <li>• Countryside named as development partner, development agreement signed 15/05/19.</li> <li>• Outline application for the Tangmere SDL was reported to Planning Committee on 31/03/21 and benefits from a resolution to grant.</li> </ul>		

		<ul style="list-style-type: none"> <li>• Draft Section 106 is currently being prepared, understood to be at an advanced stage with the bulk in agreement.</li> <li>• The Council made a Compulsory Purchase Order in respect of the Tangmere SDL in November 2020, in order to facilitate the delivery of the development of the site.</li> <li>• Status of negotiations between the three main landowners and Countryside: <ul style="list-style-type: none"> <li>- Church Commissioners – heads of terms agreed</li> <li>- Pitts Family – heads of terms agreed</li> <li>- Heaver Family – negotiations continuing.</li> </ul> </li> <li>• Planning statement (November 2020) estimates initial works, including infrastructure to commence in 2022. First occupation anticipated in 2023, approximately 12-18 months after commencement on site. Average build out estimated at 144 dwellings per annum, and site to be completed over an anticipated period of 10-12 years (2022-2032/34).</li> <li>• Public inquiry was held into the CPO on 7<sup>th</sup>-9<sup>th</sup> September 21.</li> <li>• The Inspectors decision to confirm the CPO was published 11/11/21.</li> </ul> <p>Site position as at 31/03/22</p> <ul style="list-style-type: none"> <li>• On 30 March 2023 the Council made the Chichester District Council (Tangmere) (No 2) Compulsory Purchase Order 2023 in order to secure a small further area of land required for access to the SDL from the A27.</li> </ul>		
Land north of Little Springfield Farm, Ifold Site Allocation DPD (Policy PL1), <i>allocated for 10 dwellings.</i>	None at present.	There was an application (ref. 19/02182/FUL) submitted in October 2019 at Little Springfield Farm ( <b>south of this site</b> ) for part demolition of existing outbuildings retaining one industrial unit, erection of 8 detached dwellings. However, it was refused due to it not being an allocated site, is located in designated countryside and the housing was not required due to local need. Character was too suburban, detracting from rural nature of the site, and no provision of payment was to be made for affordable housing. This follows another refusal on 26/06/2015 for the erection of 3 detached dwellings, for which an appeal was also dismissed.		

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Table C – Neighbourhood Plan Allocations

Site Details	Current Permission On-site	Application Details	Details of conditions within permissions	Details of any conditions
Land at Farm Close, Loxwood Loxwood Neighbourhood Plan Policy 4 <i>Allocated for a mixed development of affordable and market houses with community facilities. Minimum 17 houses.</i>	None at present.	An application was submitted in August 2017 (Ref. 17/02370/FUL) which covered the allocated site, but was refused due to the proposed mix of market and affordable dwellings, and housing size not in-keeping with surrounding character, and no S106 agreement to secure on site affordable housing.		
Tangmere Academy, Tangmere Tangmere Neighbourhood Plan Policy 4 <i>Redevelopment for housing will be supported, subject to requirements, including that there is a replacement school in operation prior to planning consent being implemented. (At time of main spreadsheet, no timescale for producing new school).</i>	None at present.			
Land to the West of Malcolm Road Tangmere Neighbourhood Plan Policy 7 <i>Guidance states that proposals will be supported provided they are not only housing uses, contribute to the creating the "Village Main Street", and retain part of open land as amenity open space. No capacity given, estimated at 12 in spreadsheet.</i>	None at present.			
Clark's Yard, Billingshurst Road, Wisborough Green Wisborough Green Neighbourhood Plan Policy SS3, <i>allocates site for approx. 11 dwellings for the period 2015-2020.</i>	None at present.			

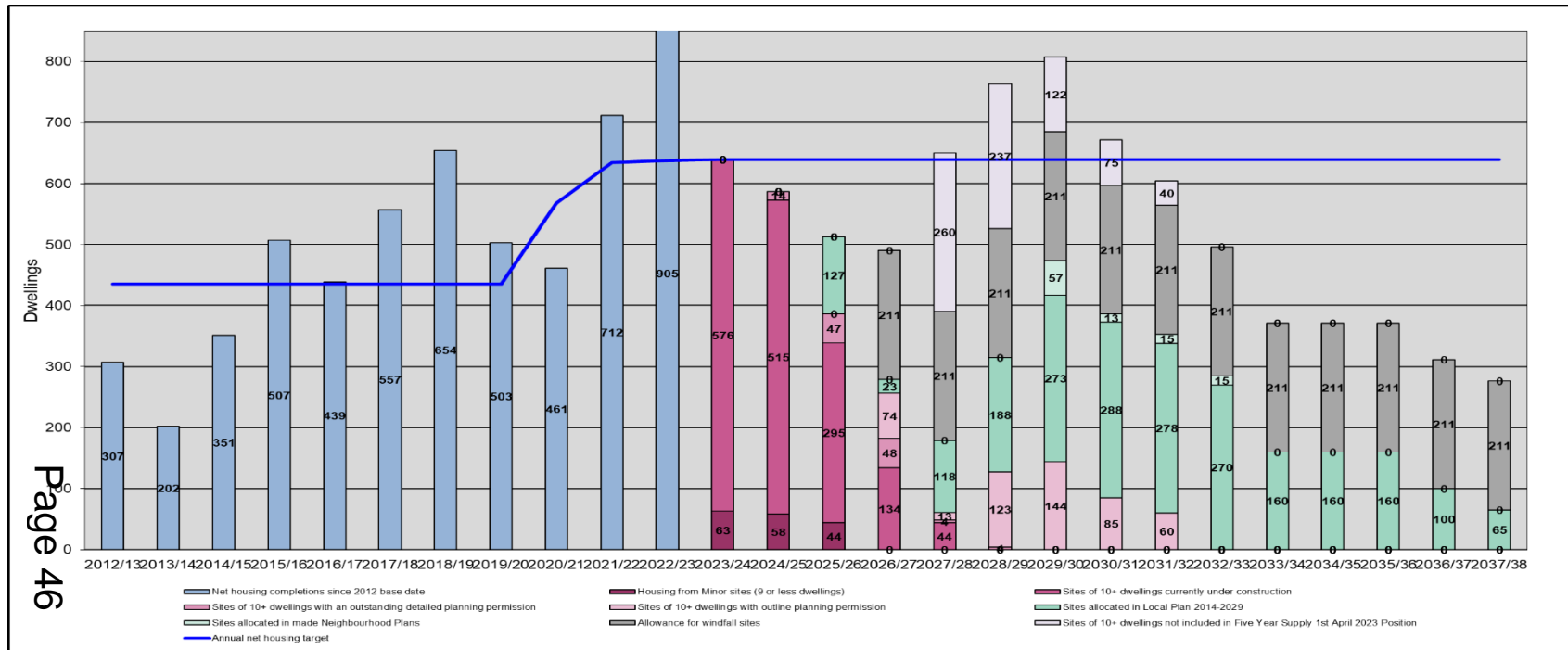
Land at the Roman Palace, Fishbourne Fishbourne Neighbourhood Plan Policy SD2. <i>Allocated to deliver up to 15 dwellings to facilitate improvements to the existing cycle network and visitor numbers to Fishbourne Roman Palace.</i>	None at present.			
Land at Townfield, Kirdford Kirdford Neighbourhood Plan Policy KSS2a allocates the <i>site to deliver 6-10 units on land, providing a sufficient amount of affordable units.</i>	21/00466/OUT - includes the allocation. <b>Validated 23/02/2021, Pending Consideration</b>	21/00466/OUT - Outline Application (with all matter reserved accept Access) for the development of up to 70 new homes, of which 30% would be affordable, new community sporting facility, new vehicular access and associated parking and landscaping.		
Land at Cornwood and/or School Court, Kirdford Kirdford Neighbourhood Plan Policy KSS5, <i>allocates a minimum of 9 units including a market housing element.</i>	None at present.			
Land adjacent to Chantry Hall, Foxbury Lane, Westbourne	None at present.			
Land to the west of Monk's Hill, Westbourne	22/00209/FUL – Permitted 18/10/23.	22/00209/FUL - Construction of 9 no. single storey dwellings, creation of new vehicular and pedestrian access on to Monk's Hill including landscaping and associated works.		
Land at The Old Granary, Boxgrove	None at present.			

Appendix 4 – Sites not included in supply

Site address	Parish	Planning references	Category	Current planning status	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	2027 - 2028	2028 - 2029	2029 - 2030	2030 - 2031	2031 - 2032	2032 - 2033	2033 - 2034	2034 - 2035	2035 - 2036	2036 - 2037	2037-2038	Total projected net dwellings	Permitted at 1 April 2023	X-Cord	Y-Cord	Last PP lapse date	Notes
Field North West Of The Saltings, Crooked Lane	Birdham	13/01391/FUL & 16/01809/FUL	G	Planning permission	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	15	Yes	482017	100017	29/11/2016	Planning permission granted November 2013 for 15 affordable dwellings. Rural exception site under CDLP 1999 Policy H9. Site in one RSL ownership. Development has commenced but completions considered unlikely within current 5 year period.
Greenways Nursery, Kirdford Road	Wisborough Green	13/00744/FUL	G	Planning permission	0	0	0	0	0	3	4	0	0	0	0	0	0	0	0	7	Yes	504630	126504	30/12/2017	Planning permission granted on appeal Dec 2014 for stationing of 10 caravans. All hardstandings built. 1 delivered 2018-2019. 1 delivered 21-22. 7 remaining.
Land East of Broad Road, Nutbourne	Chidham & Hambrook	20/03320/OUTEIA	G	Planning permission	0	0	0	0	0	30	32	35	35	0	0	0	0	0	0	132	No	478855	105592	29/08/2025	Planning permission granted at appeal 29/08/23 for 132 dwellings. Permitted after 1st April so not included in supply.
Land West of Drift Lane, Chidham	Chidham & Hambrook	20/03321/OUTEIA	G	Planning permission	0	0	0	0	0	34	34	0	0	0	0	0	0	0	0	68	No	479256	105557	29/08/2025	Planning permission granted at appeal 29/08/23 for 68 dwellings. Permitted after 1st April so not included in supply.
Land at Flat Farm, Broad Road, Hambrook	Chidham & Hambrook	20/03378/OUT	G	Planning permission	0	0	0	0	0	15	15	0	0	0	0	0	0	0	0	30	No	483314	105348	31/08/2026	Planning permission granted at appeal 31/08/23 for 30 dwellings. Permitted after 1st April so not included in supply.
Land South West Of Willets Way Willetts Way	Loxwood	23/01104/FUL	G	Planning permission	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	5	No	503951	131363	15/08/2026	Planning permission granted 15/08/23 for 5 dwellings. Permitted after 1st April so not included in supply.
Land West Of Guildford Road	Loxwood	20/01977/FUL	G	Planning permission	0	0	0	0	0	10	17	0	0	0	0	0	0	0	0	27	No	503685	131675	16/08/2026	Planning permission granted 16/08/23 for 27 dwellings. Permitted after 1st April so not included in supply.
G & R Harris, Main Road, Nutbourne	Southbourne	22/01283/FULEIA	G	Planning permission	0	0	0	0	0	45	45	13	0	0	0	0	0	0	0	103	No	477850	105625	18/09/2026	Planning permission granted on appeal 18/09/23 for 103 dwellings. Permitted after 1st April so not included in supply.
Charmans Field	North Mundham	22/02191/OUT	G	Resolution to permit subject to s106	0	0	0	0	0	30	30	34	0	0	0	0	0	0	0	94	No	488620	102427		Resolution to permit subject to s106 08/11/23.
Highgrove Farm	Bosham	21/00571/FUL	G	Planning permission	0	0	0	0	0	40	40	40	40	40	40	10	0	0	0	250	No	481722	105005	09/11/2026	Planning permission granted at appeal 09/11/23 for 300 dwellings. Permitted after 1st April so not included in supply.
Four Acre Nursery Cooks Lane	Southbourne	22/01903/OUT	G	Resolution to permit subject to s106	0	0	0	0	0	20	20	0	0	0	0	0	0	0	0	40	No	477271	106189		Resolution to permit subject to s106 06/12/23.
Woodfield House Tangmere Road	Tangmere	23/02163/PA3MA	G	Planning permission	0	0	0	0	0	18	0	0	0	0	0	0	0	0	0	18	No	489383	105356	20/12/2026	Planning permission granted 20/12/23 for 18 dwellings. Permitted after 1st April so not included in supply.
																				789					

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Figure 1 - Housing Trajectory



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Figure 2 : Actual / projected housing completions against housing target 2012-2038

