

Chichester Local Plan Area – Five Year Housing Land Supply 2021-2026

Updated Position at 1 April 2021

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 2026. 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 2021. 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 2021 - 2026

- 1.3 The local housing need is calculated to be 634 dwellings per annum as 31 March 2021. A full calculation of this figure is set out as Appendix 1 to this document. This gives a cumulative requirement of 3,170 net dwellings over the five years 2021-2026.
- 1.4 The housing requirement 2021-2026 has been adjusted to take account of a 5% buffer added to this adjusted total, as required by the National Planning Policy Framework (NPPF) to ensure choice and competition in the market for land. The extent of the buffer has been informed by the Housing Delivery Test which demonstrates that the Council has successfully been delivering housing for the period 2017-2020 when measured against the housing requirement for that period. This adjustment has the effect of increasing the five year housing requirement to 3,329 net dwellings (equivalent to 666 homes per year).

Projected Housing Supply 2021 - 2026

- 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 2021.
 - (ii) Sites of 10 or more dwellings which were under construction as of 1 April 2021;
 - (iii) Sites of 10 or more dwellings with an outstanding detailed planning permission as of 1 April 2021, or prior approval for change of use to residential;
 - (iv) Sites of 10 or more dwellings with outline planning permission as of 1 April 2021;
 - (v) Sites allocated in the adopted Chichester Local Plan Key Policies 2014-2029 where no planning permission had been granted as of 1 April 2021;
 - (vi) Sites allocated in Neighbourhood Plans that have been formally made where no planning permission had been granted as of 1 April 2021; 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, together with discussions with Development Management officers from Chichester District Council, specialist advice¹ and annual monitoring figures provided by West Sussex County Council following site visits undertaken by their officers.

- 1.7 Following detailed analysis on windfall, the inclusion of a small sites table/allowance has been removed. Sites are now divided in to minor (9 or less dwellings) and major (10 or more dwellings), to align with NPPF definitions. Analysis of historic trends over the past 10 years has evidenced the consistent delivery of windfall sites on both minor and major sites. An allowance is now therefore included for both, in accordance with NPPF paragraph 71. For minor sites, this is calculated at 71 dwellings per year and for major sites 140 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 2021-2026 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 3,536 net dwellings over the period 2021-2026.
- 1.10 Appendix 4 details sites that are currently not included in the five year housing land supply. This includes:
 - (i) Sites in Neighbourhood Plans that were not formally 'made' at 1 April 2021 which did not have outline or detailed permission as of 1 April 2021
 - (ii) Sites with technical start but known delivery constraints, unlikely to deliver within 5 year period as at 1 April 2021
 - (iii) Sites of 10 or more dwellings permitted after 1 April 2021
 - (iv) Sites for student or older people's housing with planning permission but unlikely to deliver within 5 year period as at 1 April 2021.
- 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 2021, 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 168 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 2026. Similarly there are also 7 sites within 'made' neighbourhood plans (as identified in Table F of Appendix 2) where development is also not expected to come forward in the period to 2026. The position on these sites will be kept under review.

¹ As set out in the report *Chichester District Council 5YHLS Critical Friend Review*, LSH October 2021

Housing trajectory for 2012-2029

- 1.13 The Council regularly reviews the trajectory of anticipated housing supply, monitored against the housing requirements of the adopted Local Plan for the period 2012-2029. The updated housing trajectory as of 1 April 2021 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 the plan period up until 2029. 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 Local Plan housing target for the plan period up until 2029. This demonstrates that in the year 2019/2020, cumulative housing delivery made up for the previous cumulative shortfall from completions for the period 2012-2029.

Conclusion

- 1.15 **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 3,536 net dwellings over the period 2021-2026. This compares with an identified housing requirement of 3,329 net dwellings. This results in a surplus of 207 net dwellings, equivalent to 5.3 years of housing supply.**

List of Appendices

- Appendix 1 – Calculation of Local Housing Need as at 1 April 2021
- 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 Local Plan Period 2012-2029

Chichester Local Plan Area - Five Year Housing Land Supply as of 1 April 2021

Table 1 - Housing Requirement

Housing requirement 2021 - 2026	Net dwellings	Notes
Local housing requirement	3,170	Minimum local annual housing need for Plan area - 634 a year x 5 yrs = 3,170 homes
5% buffer	159	5% buffer applied to 5 year housing requirement = 3,170 x 5%
Adjusted housing requirement (2021-2026)	3,329	
Adjusted housing requirement per year 2021-2026	666	Annual housing requirement = 3,329/5 = 666 homes per year

Table 2- Projected Housing Supply

Projected housing supply 2021 - 2026	Net dwellings	Notes
Sites of 9 or less dwellings	317	Sites listed in schedule (further details available on request)
Sites of 10 or more dwellings currently under construction	1,707	Sites listed in schedule (further details available on request)
Sites of 10 or more dwellings with an outstanding detailed planning permission	555	Sites listed in schedule (further details available on request)
Sites of 10 or more dwellings with outline planning permission	355	Sites listed in schedule (further details available on request)
Sites allocated in Local Plan 2014-2029	180	Sites listed in schedule (further details available on request)
Sites allocated in made Neighbourhood Plans	0	Sites listed in schedule (further details available on request)
Total identified housing supply	3,114	
Windfall allowance	422	
Total projected housing supply	3,536	

Table 3 - Projected years of housing supply

Housing supply surplus / deficit	Net dwellings	Notes
Projected housing surplus/shortfall 2021-2026	207	Total projected housing supply less total housing requirement
Projected years housing supply	5.3	Total projected housing supply / Adjusted housing requirement per year

Appendix 1 Calculation of Local Housing Need as at 1 April 2021

THE BASELINE (Step 1)	542 households per annum	Source: 2014-based household projections for the period 2021-31. <i>Note: this figure applies to the entire Chichester District rather than the Plan Area alone</i>
ADJUSTMENT FOR AFFORDABILITY (Step 2a)	+ 63.06% (Local affordability ratio) – 4)/4 X 0.25. <i>Note: this adjustment factor applies to the entire Chichester District, not just the Plan Area.</i>	Adjustment factor = 14.09
UNCAPPED LOCAL HOUSING NEED FIGURE (Step 2b)	884 dwellings per annum	542 (Step 1) x 63.06% (Step 2a) <i>Note: this figure applies to the entire Chichester District, not just the Plan Area.</i>
CAPPING THE INCREASE (Step 3)	759 dwellings per annum	542 (household projections per annum) x 40% (cap afforded by PPG) <i>Note: this capped figure applies to the entire Chichester District, not just the Plan Area</i>
ADJUSTING FOR PLAN AREA	634	759 (Step 3) less housing need arising in National Park (125) as per the evidence for the South Downs National Park Plan <i>Note: this capped figure applies to the Chichester Plan Area, reflecting the geographic coverage of the emerging Local Plan</i>

Appendix 2 - Schedule of housing sites contributing to 5YHLS

Table A.1 – Minor Sites with planning permission – 1-4 dwellings

Sites 1-4 dwellings											
Site Address	Parish	Planning Reference	Permission Type	Permitted dwellings (Gross)	Demolitions	Total net dwellings	Land Use	GRE	GRN	Permission Date	Lapse Date
Orchard House Dell Quay Road Dell Quay Appledram	Appledram	20/01790/FUL	Detailed PP	1	1	0	PDL	483590	102976	29/09/2020	29/09/2023
Harbour House 22 Greenacres Birdham	Birdham	19/01408/FUL	Detailed PP	1	1	0	PDL	481681	100666	06/11/2019	06/11/2022
Eastview Church Lane Birdham	Birdham		Detailed PP	1	1	0	PDL	482581	100191	29/01/2013	Under Construction
Houseboat Eloise Chichester Canal Birdham	Birdham	15/02586/FUL	Detailed PP	1	1	0	PDL	482916	101045	13/10/2015	Under Construction
Copper Beech Church Lane Birdham	Birdham	15/03947/FUL	Detailed PP	2	1	1	PDL	482661	100189	29/01/2016	Under Construction
Land To The Rear Of Sarnia Main Road Birdham	Birdham	18/03352/FUL	Detailed PP	4	0	4	Greenfield	481898	99509	15/02/2019	15/02/2022
The Old Mill Lock Lane Birdham	Birdham	16/02317/FUL	Detailed PP	1	0	1	PDL	482482	101131	24/04/2017	Under Construction
Houseboat Bag End Chichester Marina Birdham	Birdham	17/03179/FUL	Detailed PP	1	1	0	PDL	482835	101095	18/12/2017	01/05/2021
Heron Westlands Estate Birdham	Birdham	18/01390/FUL	Detailed PP	1	1	0	PDL	481935	100545	01/08/2018	01/08/2021
Rozelle 5 St James Close Birdham	Birdham	18/03152/FUL	Detailed PP	1	1	0	PDL	482181	100310	15/02/2019	15/02/2022
Houseboat Moored Hen Chichester Marina Birdham	Birdham	19/00152/FUL	Detailed PP	1	1	0	PDL	482815	101098	21/03/2019	21/03/2022
Carthage Farm Bell Lane Birdham	Birdham	19/00444/FUL	Detailed PP	2	0	2	Greenfield	481827	98780	06/09/2019	06/09/2022
Houseboat Berth No.1 Chichester Marina Birdham	Birdham	19/01396/FUL	Detailed PP	1	1	0	PDL	482769	101116	06/11/2019	06/11/2022
Wheelhouse 16 Greenacres Birdham	Birdham	19/03050/FUL	Detailed PP	1	1	0	PDL	481745	100680	17/02/2020	17/02/2023
Houseboat Louisa Heartwell Chichester Marina Birdham	Birdham	20/00354/FUL	Detailed PP	1	1	0	PDL	483347	100962	30/03/2020	30/03/2023
Houseboat Tir-Nan-Og Chichester Marina Birdham	Birdham	20/00353/FUL	Detailed PP	1	1	0	PDL	483027	101001	30/03/2020	30/03/2023
Plovers Cottage Batchmere Road Birdham	Birdham	20/01130/FUL	Detailed PP	1	0	1	PDL	483162	99080	04/11/2020	04/11/2023
106 First Avenue Almodington Earnley	Earnley	20/03222/FUL	Detailed PP	1	0	1	Greenfield	482681	98763	19/02/2021	19/02/2024
101 First Avenue Almodington Batchmere Chichester	Birdham	20/02385/PA3Q	Prior Notification	1	0	1	Greenfield	482427	98898	25/11/2020	25/11/2023
Crede Orchard Crede Lane Bosham	Bosham	16/00498/REM	Reserved Matter	1	1	0	PDL	481304	104563	24/05/2016	Under Construction
North of Crede House (Plot 3) Crede Lane Bosham	Bosham	16/02562/FUL	Detailed PP	1	0	1	Greenfield	481314	104517	02/11/2016	Under Construction
The Elms Taylors Lane Bosham	Boxgrove	17/01570/FUL	Detailed PP	1	1	0	PDL	490761	108112	31/01/2018	Under Construction
Five Elms Stumps Lane Bosham	Bosham	18/00806/FUL	Detailed PP	1	2	-1	PDL	481161	103764	15/03/2019	15/03/2022
The Garden House Bosham Lane Bosham	Bosham	18/02712/FUL	Detailed PP	2	1	1	PDL	480883	104419	12/12/2018	12/12/2021
Furze Creek Smugglers Lane Bosham	Bosham	19/01949/FUL	Detailed PP	1	1	0	PDL	480761	102062	30/10/2019	30/10/2022
Creek End Smugglers Lane Bosham	Bosham	17/02844/FUL	Detailed PP	1	1	0	PDL	481104	101982	04/12/2017	Under Construction
32 Williams Road Bosham	Bosham	17/01783/FUL	Detailed PP	1	0	1	PDL	481407	105315	14/08/2017	Under Construction
Hove To Smugglers Lane Bosham	Bosham	17/02114/FUL	Detailed PP	1	1	0	PDL	481218	101955	14/11/2018	14/11/2021
Land Adjacent To Critchfield Cottage Viking Way Bosham	Bosham	18/03374/FUL	Detailed PP	1	0	1	Greenfield	480831	104204	08/02/2019	08/02/2022
Trippitt Villa Sunnyway Bosham	Bosham	18/01554/FUL	Detailed PP	2	1	1	PDL	480763	104031	07/05/2019	07/05/2022
Heron House Taylors Lane Bosham	Bosham	19/00877/FUL	Detailed PP	2	1	1	PDL	481186	103923	04/07/2019	04/07/2022
Merry Harbour Smugglers Lane Bosham	Bosham	19/01527/FUL	Detailed PP	1	1	0	PDL	480891	102122	28/08/2019	Under Construction
By-The-Brook Bosham Lane Bosham	Bosham	19/01890/FUL	Detailed PP	2	1	1	PDL	480714	104283	18/10/2019	18/10/2022
Trippets Harbour Road Bosham	Bosham	19/02200/FUL	Detailed PP	1	1	0	PDL	480948	103930	13/11/2019	13/11/2022
1 Station Road Bosham	Bosham	20/00486/FUL	Detailed PP	2	2	0	PDL	481221	105346	13/07/2020	13/07/2023
The Malthouse Viking Way Bosham	Bosham	20/00876/FUL	Detailed PP	2	1	1	PDL	480790	104211	05/03/2021	05/03/2024
19 Crouch Cross Lane Boxgrove	Boxgrove	16/02182/FUL	Detailed PP	1	0	1	PDL	490564	107420	24/08/2016	Under Construction
Land South Of Deepdale Priors Acre Boxgrove	Boxgrove	18/02306/FUL	Detailed PP	1	0	1	Greenfield	490580	107147	05/12/2018	05/12/2021
Tinwood Estate Tinwood Lane Halnaker Boxgrove	Boxgrove	19/02557/FUL	Detailed PP	1	0	1	Greenfield	491287	108093	17/04/2020	17/04/2023
Land To Side And Rear Of 16 Crouch Cross Lane Boxgrove	Boxgrove	20/01269/FUL	Detailed PP	1	0	1	Greenfield	490531	107459	28/07/2020	28/07/2023
Brooklands Green Lane Bosham	Chidham and Hambrook	13/01398/FUL	Detailed PP	1	0	1	PDL	479960	105636	23/01/2014	Under Construction
Woodlands Drift Lane Bosham	Chidham and Hambrook	19/02643/FUL	Detailed PP	1	1	0	PDL	479427	106368	14/01/2020	Under Construction
Meadow Side Scant Road West Hambrook	Chidham and Hambrook	14/03941/FUL	Detailed PP	2	1	1	PDL	478978	106638	13/03/2015	Under Construction
Willows Drift Lane Chidham	Chidham and Hambrook	18/01505/FUL	Detailed PP	1	1	0	PDL	479358	105587	13/09/2018	Under Construction
Avenue Cottage Main Road Bosham	Chidham and Hambrook	18/02216/FUL	Detailed PP	1	1	0	PDL	479502	105386	23/11/2018	23/11/2021
The Nest 13 The Avenue Hambrook	Chidham and Hambrook	18/00810/FUL	Detailed PP	4	0	4	Greenfield	478901	106493	28/11/2018	28/11/2021
Cockleberry Farm Main Road Bosham	Chidham and Hambrook	18/01449/FUL	Detailed PP	2	0	2	Greenfield	479538	105357	02/11/2018	02/11/2021
Coastway Cottage Drift Lane Chidham	Chidham and Hambrook	19/00915/FUL	Detailed PP	1	0	1	Greenfield	479366	105674	09/07/2019	09/07/2022
Appleton House Farm Drift Lane Chidham	Chidham and Hambrook	19/02312/OUT	Outline PP	1	0	1	Greenfield	479393	105709	03/12/2019	03/12/2022
Middleton House Steels Lane Chidham	Chidham and Hambrook	20/03178/FUL	Detailed PP	1	1	0	PDL	479036	104080	01/02/2021	01/02/2024
Maybush Cot Lane Chidham	Chichester	20/03305/FUL	Detailed PP	1	1	0	PDL	478747	105245	01/03/2021	01/03/2024
Orchard Farm Drift Lane Chidham	Chidham and Hambrook	20/00164/OUT	Outline PP	1	0	1	Greenfield	479349	105460	29/03/2021	29/03/2024
Penny Plain 59 Grosvenor Road Donnington	Donnington	18/02044/FUL	Detailed PP	1	1	0	PDL	485853	103301	11/10/2018	11/10/2021
Land To The Rear 55 Stockbridge Road Donnington	Donnington	19/02324/FUL	Detailed PP	1	0	1	Greenfield	485734	103767	23/12/2019	23/12/2022
Bridge Courtyard Selsey Road Donnington	Donnington	20/02483/PA3Q	Prior Notification	2	0	2	Greenfield	485463	101839	30/03/2021	30/03/2024
120 Third Avenue Earnley	Earnley		Detailed PP	1	1	0	PDL	482595	97793	27/04/2006	Under Construction
Dragon Nursery Third Avenue Batchmere	Earnley	15/04244/PA3P	Prior Notification	1	0	1	PDL	482364	97923	10/02/2016	Under Construction
129A Third Avenue Almodington Earnley	Earnley	18/00789/FUL	Detailed PP	1	0	1	PDL	482610	97741	31/01/2018	Under Construction
Almodington Nurseries Batchmere Road Almodington Earnley	Earnley	17/02910/FUL	Detailed PP	3	0	3	Greenfield	482664	98549	18/04/2018	18/04/2021
111 Second Avenue Almodington	Earnley	18/02530/FUL	Detailed PP	1	0	1	Greenfield	482731	98255	19/12/2018	19/12/2021
136 Almodington Lane Almodington Earnley	Earnley	19/00611/FUL	Detailed PP	1	1	0	PDL	482122	97388	25/07/2019	25/07/2022
113 Second Avenue Almodington Earnley	Earnley	17/03461/PA3Q	Prior Notification	2	0	2	Greenfield	482449	98315	22/01/2018	22/01/2022
Orchid Answers Limited 113 Second Avenue Batchmere Chichester	Earnley	19/02956/FUL	Detailed PP	1	1	0	PDL	482449	98315	23/01/2020	Under Construction
The Paddocks Almodington Lane Almodington Earnley	Earnley	19/02627/FUL	Detailed PP	1	1	0	PDL	482638	97689	05/03/2020	Under Construction
Earnley Concourse Clappers Lane Earnley	Earnley	20/01610/FUL	Detailed PP	1	0	1	PDL	481540	96873	18/11/2020	18/11/2023
Bookers Barn Bookers Lane Earnley	Earnley	21/00029/PA3Q	Prior Notification	1	0	1	Greenfield	481344	97728	12/03/2021	12/03/2024
Southbrook West Bracklesham Drive Bracklesham Bay	East Wittering	19/02352/FUL	Detailed PP	1	1	0	PDL	480395	96409	18/10/2019	18/10/2022
The White House Longlands Road East Wittering	East Wittering	15/03827/FUL	Detailed PP	2	1	1	PDL	479742	96889	23/12/2015	Under Construction
Driftwood House East Bracklesham Drive Bracklesham	East Wittering	16/00946/FUL	Detailed PP	1	1	0	PDL	480717	96222	13/10/2016	Under Construction
Halcyon Charlemead East Wittering	East Wittering	16/02337/FUL	Detailed PP	2	1	1	PDL	479967	96724	11/01/2017	Under Construction
Seabreeze East Bracklesham Drive Bracklesham	East Wittering	18/02384/FUL	Detailed PP	1	1	0	PDL	481182	96012	23/11/2018	23/11/2021
Dots Tamarisk Walk East Wittering	East Wittering	17/01672/FUL	Detailed PP	1	1	0	PDL	479733	96749	30/08/2017	01/05/2021
10-12 Meadows Road East Wittering	East Wittering	17/02107/FUL	Detailed PP	1	0	1	Greenfield	480056	97110	25/09/2017	01/05/2021
The Boathouse Longlands Road East Wittering	East Wittering	18/00365/FUL	Detailed PP	1	0	1	PDL	479758	96848	24/04/2018	24/04/2021

Table B – Major sites (10+ dwellings) under construction

Site address	Parish	Local Plan Sub-Area	Planning permissions/ references	Category	Current planning status	2021 - 2022	2022 - 2023	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	Projected net dwellings 2021 - 2026	Projected net dwellings post 2026	Total projected net dwellings	Planning Status	X-Cord	Y-Cord	PDL/ Greenfield	Permitted dwellings (Gross)	Demolitions	
Land On The North Side Of, Shopwhyke Road, Shopwhyke	Oving	East-West Corridor	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	60	60	60	20	0	0	0	0	0	0	0	0	0	0	300	20	320	Detailed permission	488000	105000	Greenfield	585	0
Land West Of Garsons Road	Southbourne	East-West Corridor	15/02505/OUT 17/01599/REM	B	PP	30	30	18	0	0	0	0	0	0	0	0	0	0	0	0	0	78	0	78	Detailed permission	476471	105870	Greenfield	125	0
Land North Of Main Road And West Of Inlands Road	Southbourne	East-West Corridor	14/02800/OUT 16/03018/REM 17/02776/FUL	B	PP	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	0	11	Detailed permission	477412	105632	Greenfield	159	0
Graylingwell (inc Kingsmead Avenue)	Chichester	East-West Corridor	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	B	PP	45	45	45	45	45	19	0	0	0	0	0	0	0	0	0	0	225	19	244	Detailed permission	486688	106256	PDL	750	0
Land South Of Graylingwell Drive	Chichester	East-West Corridor	15/00743/OUT 17/02571/REM 19/01576/FUL	B	PP	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	36	0	36	Detailed permission	486429	106179	PDL	160	0	
5-9 High Street	Selsey	Manhood Peninsula	14/02930/FUL	B	PP	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	Detailed permission	485650	93720	PDL	10	0	
Land North of Stane Street, Madgwick Lane	Westhampnett	East-West Corridor	15/03524/OUT/EA 18/01024/REM	B	PP	70	70	7	0	0	0	0	0	0	0	0	0	0	0	0	147	0	147	Detailed permission	487800	106200	Greenfield	300	0	
Land West Of Centurion Way And West Of Old Broyle Road	Chichester	East-West Corridor	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	B	PP	100	100	100	100	100	100	100	23	0	0	0	0	0	0	0	0	500	223	723	Detailed permission	484700	106000	Greenfield	750	0
Bartholomews Ltd, Bognor Road	Chichester	East-West Corridor	07/04583/OUT 15/01731/REM	B	PP	30	11	0	0	0	0	0	0	0	0	0	0	0	0	0	41	0	41	Detailed permission	487618	104410	PDL	51	0	
Bartholomews Specialist Distribution Bognor Road	Chichester	East-West Corridor	15/02344/FUL	B	PP	42	13	0	0	0	0	0	0	0	0	0	0	0	0	0	55	0	55	Detailed permission	487618	104410	PDL	57	0	
Land To The South Of Oving Road/ B2144, Shopwhyke	Oving	East-West Corridor	16/02254/OUT 19/01416/REM 20/02471/FUL	B	PP	40	40	40	13	0	0	0	0	0	0	0	0	0	0	0	133	0	133	Detailed permission	488000	105000	Greenfield	143	0	
Land East Of Winterfold Durbans Road	Wisborough Green	Plan Area (North)	15/03366/OUT 17/03677/REM 19/00073/REM	B	PP	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22	0	22	Detailed permission	505116	126219	Greenfield	22	0	
South Downs Holiday Village Bracklesham Lane Bracklesham Bay Chichester	East Wittering & Bracklesham	Manhood Peninsula	18/00753/OUT 20/00336/REM	B	PP	10	40	35	0	0	0	0	0	0	0	0	0	0	0	0	85	0	85	Detailed permission	480842	97080	PDL	85	0	
2 The Gardens College Lane Chichester	Chichester	East-West Corridor	19/01991/FUL	B	PP	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	Detailed permission	486287	105682	PDL	6	1	
Abbas Combe Nursing Home 94 Whyke Road Chichester	Chichester	East-West Corridor	19/01286/FUL	B	PP	0	0	30	0	0	0	0	0	0	0	0	0	0	0	0	30	0	30	Detailed permission	486922	103752	PDL	55	1	
St Wilfrids Hospice Grosvenor Road Donnington	Donnington	Manhood Peninsula	18/02109/FUL	B	PP	0	0	0	41	0	0	0	0	0	0	0	0	0	0	0	41	0	41	Detailed permission	485695	103555	PDL	75	0	
Table B Totals						499	409	335	259	205	139	100	23	0	0	0	0	0	0	0	1,707	262	1,969							

Table C – Major sites (10+ dwellings) with detailed permission

Site address	Parish	Local Plan Sub-Area	Planning permissions/ references	Category	Current planning status	2021 - 2022	2022 - 2023	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	Projected net dwellings 2021 - 2026	Projected net dwellings post 2026	Total projected net dwellings	Planning Status	X-Cord	Y-Cord	PDL/ Greenfield	Permitted dwellings (Gross)	Demolitions
Land at Highgrove Farm	Bosham	East-West Corridor	17/03148/FUL Site Allocation DPD Policy BO1	C	PP	0	0	50	0	0	0	0	0	0	0	0	0	0	0	0	50	0	50	Detailed permission	481807	105197	Greenfield	50	0
49-51 Fishbourne Road East	Chichester	East-West Corridor	17/01287/FUL	C	PP	37	0	0	0	0	0	0	0	0	0	0	0	0	0	0	37	0	37	Detailed permission	484312	104656	Brownfield	38	0
Land On The East Side Of Plaistow Road	Kirdford	Plan Area (North)	15/03367/FUL 19/00086/FUL	C	PP	0	0	27	27	0	0	0	0	0	0	0	0	0	0	0	54	0	54	Detailed permission	501450	127250	Greenfield	54	0
The Yews, City Fields Way	Tangmere	East-West Corridor	18/03143/FUL	C	PP	0	15	24	0	0	0	0	0	0	0	0	0	0	0	0	39	0	39	Detailed permission	491000	106900	Greenfield	39	0
Land East Of Manor Road Manor Road Selsey West Sussex	Selsey	Manhood Peninsula	19/00321/FUL	C	PP	35	60	60	38	0	0	0	0	0	0	0	0	0	0	0	193	0	193	Full PP subject to s106	486258	94216	Greenfield	193	0
Land South West Of Guildford Road Loxwood	Loxwood	Plan Area (North)	20/01481/FUL	C	PP	5	20	20	5	0	0	0	0	0	0	0	0	0	0	0	50	0	50	Full PP subject to s106	503816	131864	PDL	50	1
Former Portfield Quarry And Uma House Shopwhyke Road Shopwhyke Chichester	Chichester	East-West Corridor	19/02030/FUL	C	PP	0	0	0	44	44	0	0	0	0	0	0	0	0	0	0	88	0	88	Full PP subject to s106	487943	105136	PDL	88	0
Land At Nursery Green Loxwood	Loxwood	Plan Area (North)	19/01498/FUL	C	PP	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	10	0	10	Full PP subject to s106	503630	131811	PDL	10	0
Land East Of Breach Avenue	Southbourne	East-West Corridor	16/03569/OUT 20/01898/REM	C	PP	9	17	8	0	0	0	0	0	0	0	0	0	0	0	0	34	0	34	Detailed permission	477246	106632	Greenfield	34	0
Table C Totals						86	112	189	114	54	0	0	0	0	0	0	0	0	0	0	555	0	555						

Table D – Major sites (10+ dwellings) with outline permission

Site address	Parish	Local Plan Sub-Area	Planning permissions/ references	Category	Current planning status	2021 - 2022	2022 - 2023	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	Projected net dwellings 2021 - 2026	Projected net dwellings post 2026	Total projected net dwellings	Planning Status	X-Cord	Y-Cord	PDL/ Greenfield	Permitted dwellings (Gross)	Demolitions
Warrendell, off Plainwood Close	Chichester	East-West Corridor	98/02043/OUT	D	PP	0	0	0	10	11	0	0	0	0	0	0	0	0	0	0	21	0	21	Outline permission & detailed permission	485600	106800	Greenfield	21	0
Land North of Cooks Lane Southbourne	Southbourne	East-West Corridor	18/03145/OUT	D	PP	0	0	30	50	50	50	19	0	0	0	0	0	0	0	0	130	69	199	Outline permission	477296	106373	Greenfield	199	0
Land South Of Loxwood Farm Place High Street Loxwood	Loxwood	Plan Area (North)	20/01617/OUT	D	PP	0	0	12	12	0	0	0	0	0	0	0	0	0	0	0	24	0	24	Outline permission	503810	131355	Greenfield	24	0
Land North East of Graylingwell Park (Phase 2 Westhampnett/NE Chichester SDL)	Chichester	East-West Corridor	16/03791/OUT 18/01911/FUL 19/03191/REM	D	PP	0	30	50	50	50	20	0	0	0	0	0	0	0	0	0	180	20	200	Outline & detailed permission	486900	106700	Greenfield	200	0
Table D Totals						0	30	92	122	111	70	19	0	0	0	0	0	0	0	0	355	89	444						

Table E – Local Plan allocations

Site address	Parish	Local Plan Sub-Area	Planning permissions/ references	Category	Current planning status	2021 - 2022	2022 - 2023	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	Projected net dwellings 2021 - 2026	Projected net dwellings post 2026	Total projected net dwellings	Planning Status	X-Cord	Y-Cord	PDL/ Greenfield	Permitted dwellings (Gross)	Demolitions	
West of Chichester SDL (Phase 2)	Chichester	East-West Corridor	Chichester Local Plan Policy 15	E	LP allocation	0	0	0	0	0	100	100	100	100	100	100	100	100	50	0	0	850	850	850	Allocation without pp	484700	106000	Greenfield	NA	0
Tangmere SDL	Tangmere	East-West Corridor	Chichester Local Plan Policy 18	E	LP allocation	0	0	0	34	144	144	144	144	144	144	144	144	112	0	0	180	1,120	1,300	Outline PP subject to s106	489800	106500	Greenfield	NA	0	
Land north of Little Springfield Farm, Ifold	Plaistow & Ifold	Plan Area (North)	Site Allocation DPD Policy PL1	E	DPD allocation	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	10	10	10	Allocation without pp	502650	130500	Greenfield	NA	0
Table E Totals						0	0	0	34	144	244	244	244	244	244	244	244	212	50	0	180	1980	2160							

Table F – Neighbourhood Plan allocations

Site address	Parish	Local Plan Sub-Area	Planning permissions/ references	Category	Current planning status	2021 - 2022	2022 - 2023	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	Projected net dwellings 2021 - 2026	Projected net dwellings post 2026	Total projected net dwellings	Planning Status	X-Cord	Y-Cord	PDL/ Greenfield	Permitted dwellings (Gross)	Demolitions
Land at Farm Close	Loxwood	Plan Area (North)	Loxwood NP Policy 4	F	NP allocation	0	0	0	0	0	17	0	0	0	0	0	0	0	0	0	0	17	17	Allocation without pp	504156	131281	Greenfield	NA	
Tangmere Academy	Tangmere	East-West Corridor	Tangmere NP Policy 4	F	NP allocation	0	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	15	15	Allocation without pp	490700	106825	PDL	NA	
Land to the West of Malcolm Road	Tangmere	East-West Corridor	Tangmere NP Policy 7	F	NP allocation	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	0	12	12	Allocation without pp	490000	106500	Greenfield	NA	
Clark's Yard, Billingshurst Road	Wisborough Green	Plan Area (North)	Wisborough Green NP Policy SS3	F	NP allocation	0	0	0	0	0	0	0	11	0	0	0	0	0	0	0	0	11	11	Allocation without pp	505420	125750	PDL	NA	
Land at the Roman Palace	Fishbourne	East-West Corridor	Fishbourne NP Policy SD2	F	NP allocation	0	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	15	15	Allocation without pp	483780	104950	Greenfield	NA	
Land at Townfield	Kirdford	Plan Area (North)	Kirdford NP Policy KSS2a	F	NP allocation	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	6	6	Allocation without pp	501500	126600	Greenfield	NA	
Land at Cornwood and/or School Court	Kirdford	Plan Area (North)	Kirdford NP Policy KSS5	F	NP allocation	0	0	0	0	0	9	0	0	0	0	0	0	0	0	0	0	9	9	Allocation without pp	501650	126600	Greenfield	NA	
Table F Totals						0	0	0	0	0	44	30	11	0	0	0	0	0	0	0	0	85	85						

Minor sites (<9 dwellings) Total dwellings (net)						109	104	104	0	0	0	0	0	0	0	0	0	0	0	0	0	317	0	317
Major sites (10+ dwellings): Total deliverable dwellings (net)						585	551	616	531	514	507	393	278	244	244	244	244	212	50	0	2,797	2,416	5,213	
Allowance for minor (<9 dwellings) windfall sites						0	0	0	71	71	71	71	71	71	71	71	71	71	71	71	142	710	852	
Allowance for major (10+ dwellings) windfall sites						0	0	0	140	140	140	140	140	140	140	140	140	140	140	140	280	1,400	1,680	
Total projected housing supply (identified sites + windfall)						694	655	720	742	525	718	604	489	455	455	455	455	423	261	211	3,536	4,526	8,062	

Table A – Outline Permissions

Site Details	Current Permission On-site	Application Details	Details of conditions within permissions	Details of any conditions discharged
Land East of Breach Avenue, Southbourne, East-West Corridor	SB/16/03569/OUT	<p>Application for the development of up to 34 dwellings, access, retention of orchard, public open space and other associated works - REFUSED.</p> <p>Reasons for refusal: 1) The effect of the proposal on the development plan strategy for the location of residential development 2) Whether the council is able to demonstrate a five year supply of housing land - appellant puts the total supply at 4.28 years, Council contends its 5.05 years.</p> <p>Appeal granted 02/11/2017</p>	<ol style="list-style-type: none"> 1) Details of appearance, landscaping, layout and scale 2) Application for approval of RM no later than 3 years from 02/03/2020 3) Development no later than 2 years from approval of RM 4) Accordance with plans 5) Accordance with Condition 1 - removed 6) Site wide surface drainage scheme - discharged 7) Sustainable Urban Drainage System 8) Details of a system of foul drainage - discharged 9) Cycle storage provision 10) Vehicle parking, turning spaces 11) Scheme of archaeological investigation of the site - discharged 12) CEMP - discharged 13) Details of existing and proposed ground levels, finished floor levels, levels of paths, drives, garages and parking areas - discharged 14) Travel Plan 15) Bat, Bird and Reptile Mitigation Strategy - discharged 16) Badger Survey - discharged 17) Works to trees/vegetation outside bird breeding season 18) Existing trees/hedges to be retained must be protected - discharged 19) External Lighting 20) Broadband Infrastructure 	<p>20/00831/DOC - Discharge of Conditions 15 (Bat, bird and reptile mitigation) and 16 (Badger survey). <i>Permitted 17/04/20</i></p> <p>20/01803/DOC - Discharge of condition 15 from planning permission SB/16/03569/OUT. <i>Permitted 15/09/20</i></p> <p>20/01835/DOC - Discharge of condition 13 from planning permission SB/16/03569/OUT. <i>Appeal reference: APP/L3815/W/17/3173380. Permitted 07/10/20.</i></p> <p>20/01836/DOC - Discharge of condition 6,7 and 8 of permission SB/16/03569. <i>Split Decision, 14/10/20 (6 and 8 discharged).</i></p> <p>20/02404/DOC - Discharge of Condition 11 of permission SB/16/03569/OUT (APP/L3815/W/17/3173380). <i>Permitted 23/10/20</i></p> <p>20/02192/DOC - Discharge of Condition 12 and 18 from planning permission SB/16/03569/OUT. <i>Permitted 02/12/20</i></p> <p>20/03343/OUT - Outline with all matters reserved except access - development of up to 34 dwellings, access, retention of orchard, public open space and other associated works. Removal of Cond 5 of outline application SB/16/03569/OUT - Condition deemed unnecessary. <i>Permitted with S106 12/03/21</i></p>
Land North of Cooks Lane, Southbourne, East-West Corridor	SB/18/03145/OUT	<p>Application for the erection of 199 dwellings (including affordable housing) and associated development with all matters reserved except for access at Land North of Cooks Lane - REFUSED.</p> <p>Reasons for Refusal: 1) Differences in opinion on whether there is a 5YHLS - appellant suggests 3.5 years, Council considers 5.4 years. 5 years passed since Local Plan period started. 2) Whether the proposal would harm the settlement pattern in the area.</p> <p>Appeal granted 02/03/2020 Ref. APP/L3815/W/19/3237921</p>	<ol style="list-style-type: none"> 1) Details of appearance, landscaping, layout and scale 2) Application for approval of RM no later than 3 years from 02/03/2020 3) Development no later than 2 years from approval of RM 4) Accordance with plans 5) Maximum 199 dwellings 6) CEMP submitted 7) Written scheme of archaeological investigation has been submitted - discharged 8) Details of proposed overall site wide surface water drainage scheme 9) Sustainable Urban Drainage System 10) Reptile Mitigation Strategy 11) All existing trees/hedges to be retained have been protected 12) No dwelling constructed above damp proof course level 13) Travel Plan 14) External Lighting 15) Roads, footways, car-parking, turning areas 16) Secure cycle parking spaces 17) No construction on Sundays/Public Holidays 18) Land Contamination 19) Parking Provision in accordance with West Sussex County Council 20) Vehicular access serving development 21) Tactile paving and dropped kerbs 22) Keep clear markings 23) System of foul drainage 	<p>21/01746/DOC - Discharge of Condition 7 (Written Scheme of Archaeological Investigation), <i>Permitted 01/07/21</i></p>
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"> 1) Details of the layout, scale, appearance and landscaping. 2) Development begun 2 years from the date of approval 3) Accordance with submitted plans 4) Construction and Environmental Management Plan (CEMP) 5) Plans showing existing and proposed ground levels, floor levels, paths, drives, garages, parking and the proposed completed height of the development. 6) Details of foul water sewerage disposal, including associated off-site infrastructure improvements. 7) Details of site-wide surface water drainage. 8) Mitigation and ecological enhancements carried out in accordance with specific details and a timetable for implementation. 9) Written scheme of archaeological investigation - discharged 10) Full details of the maintenance and management of the SuDS system 	<p>21/00978/DOC - Discharge of Condition 9 (Archaeology), <i>Permitted 21/05/2021</i></p>

Table B – Local Plan Allocations (with outline permission)

Site Details	Current Permission On-site	Application Details	Details of conditions within permissions	Details of any conditions
Land North East of Graylingwell Park (Phase 2 Westhampnett/NE Chichester SDL), Chichester East-West Corridor	CC/16/03791/OUT & 18/01911/FUL (access) & 19/03191/REM (appearance, landscaping, layout and scale) All permitted.	16/03791/OUT - Residential development comprising up to 200 no. dwellings, including an element of affordable housing, associated landscaping and open space, Lavant Valley Linear Greenspace, surface water attenuation and ancillary works and vehicular access from the area known as 'Phase 4 of the Graylingwell Park development.' Permit with S106, 08/11/2018	<p>16/03791/OUT</p> <p>1) Approval of details of layout, housing mix, scale, appearance, access, landscaping. ii) Reserved matters within 3 years 2) Development begun in 2 years of RM approval 3) Accordance with approved plans 4) No built development located within Flood Zones 2/3. <i>Pre-commencement:</i> 5) No development until a 10 metre wide buffer zone has been provided along the River Lavant - pending consideration 6) Site-wide foul water drainage scheme and off site foul sewerage disposal - pending consideration 7) Design Strategy including character areas, materials, architecture - discharge 8) Internal access roads and footpath layouts - pending consideration 9) Full details of access to Phase 4 Grayling Park 10) Temporary access and highway works 11) Proposed location, installation and maintenance of 6 fire hydrants 12) External lighting - pending consideration 13) Schedule of materials and finishes for external walls/roofs 14) Site levels 15) Environmental Construction Management Plan - discharged 16) Site-wide surface water drainage scheme 17) Contamination of land/groundwater 18) In accordance with the submitted Ecology Report 19) Full details of SUDs system 20) Archaeological Investigation of the site - discharged 21) Connections to relevant utilities and services infrastructure networks 22) Objectives of Policy 50 of Chichester Local Plan (Sustainable Development) <i>Pre-construction</i> 23) External noise management <i>Pre-occupation</i> 24) Travel Plan 25) Covered and secure cycle parking spaces, refuse and recycling bin provision 26) Adequate wastewater treatment facilities 27) Car parking spaces 28) Surface water drainage onto highway 29) Pedestrian and cycle access to Fordwater Road, as part of Lavant Valley Linear Greenspace <i>During construction</i> 30) Hours of construction <i>During completion</i> 31) Garages only used for private domestic garages</p>	<p>16/03791/OUT:</p> <p>18/03104/DOC - Condition 20 (Scheme of Investigation for Archaeological Evaluation) <i>Permitted 19/12/2018</i> 20/02734/DOC - Condition 15 (CEMP) <i>Refused, 29/01/2021</i> 21/00588/DOC - Condition 15 (CEMP) <i>Permitted 25/02/2021</i> 21/01597/DOC - Condition 20 (remaining requirement of Archaeological investigation) <i>Permit 25/07/2021</i> 21/01629/DOC - Condition 12 (Street Lighting) and 21 (Utilities and Services), <i>Validated 24/05/2021, Pending Decision</i> 21/01905/DOC - Condition 8 (Internal Access Roads and Footpath Layouts) and 9 (Details of Access to Phase 4), <i>Validated 17/06/2021, Pending Decision</i> 21/01904/DOC - Conditions 7 (Design Strategy) and 13 (Schedule of Materials), <i>Permitted 21/07/2021</i> 21/01932/DOC - Condition 5 (Landscape and Linear Greenspace Management and Maintenance Plan), <i>Validated 21/07/2021, Pending Consideration</i> 21/02080/DOC - Conditions 6 (Scheme of Foul Drainage and Sewerage), 14 (Site Levels), 16 (Surface Water Drainage Scheme), <i>Validated 13/07/2021, Pending Consideration</i></p>
		18/01911/FUL - A minor road to provide access between Phase 2 of the Westhampnett / North East Chichester Strategic Development Location (application ref: CC/16/03791/OUT) and the Graylingwell Park Development. Permitted 06/11/2018	<p>18/01911/FUL</p> <p>1) Accordance with plans <i>Pre-occupation</i> 2) No dwelling on Phase 2 Westhampnett/North East Chichester Strategic development site (16/03791/OUT) shall be occupied until access has been provided with plans, road markings, visibility splays and a timetable and specification of final wearing course.</p>	No record of discharges for 18/01911/FUL
		19/03191/REM - Application for reserved matters (appearance, landscaping, layout and scale) for residential development comprising up to 200 no. dwellings, including an element of affordable housing, associated landscaping and open space, Lavant Valley Linear Greenspace, surface water attenuation and ancillary works and vehicular access from the area known as 'Phase 4 of the Graylingwell Park development permission CC/16/03791/OUT. Permit with S106, 01/07/2021	<p>19/03191/REM</p> <p>1) Accordance with the submitted plans 2) Protective fencing around trees, shrubs and other natural features <i>Pre-commencement</i> 3) Full accordance with mitigation measures and ecological enhancements set out in the Ecological Mitigation and Management Plan, with details and a timetable for implementation to be submitted before work commences. 4) Final details of the surfacing materials for internal roads 5) Scheme of waymarking for the Lavant Valley Linear Greenspace footpath and cycle path 6) Before construction of any dwelling above slab level, technical specification of the active Electric Vehicle (EV) charging point facilities shall be submitted and approved 7) No development above slab level until verge details for all roofs have been submitted and approved 8) No construction above slab level until a detailed scheme of soft landscaping for the whole site has been submitted and approved 9) No development above slab level until detailed plans have been submitted to show electricity generation levels have been met <i>Pre-occupation:</i> 10) Consumption of wholesome water limits met. 11) Associated roads, footways, casual parking areas are constructed, surfaced and drained. 12) North-south and east-west foot and cycle paths have been constructed 13) Perimeter fencing of the allotment submitted and approved. 14) No part of the site used for sales or marketing purposes until details submitted and approved by Council.</p>	No record of discharges for 19/03191/REM

Table C – 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 (Phase 2) - 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>Application in progress, not yet submitted.</p>	<p>Phase 1 - 14/04301/OUT - Outline planning application with all matters reserved (except for access) for the first phase of development for up to 750 homes with access from Old Broyle Road, temporary access from Clay Lane, a local centre (with associated employment, retail and community uses), primary school, informal and formal open space (including a Country Park), playing pitches, associated landscaping, utilities and drainage infrastructure with on site foul sewage package treatment plant or pumping station with connection to Tangmere Waste Water Treatment Works.</p> <p>Phase 2 - Public Consultation took place 1st July - 22nd July 2021, and submission of outline application aimed to be late summer/early autumn 2021. Phase 2 will include the remaining 150 homes, including affordable; new employment provision; additional public open space including a Country Park; expanded facilities in the Local Centre and Southern Access Road providing a link between Old Broyle Road to the north and south of Chichester.</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 Permit with s106, 31/03/2021 CPO Inquiry held 07/09/21-09/09/21. CPO confirmed 11/11/2021.</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 31/03/21:</p> <ul style="list-style-type: none"> • Site allocated in Local Plan • Countryside named as development partner, development agreement signed 15/05/19. • Outline application for the Tangmere SDL was reported to Planning Committee on 31/03/21 and benefits from a resolution to grant. • Draft Section 106 is currently being prepared, understood to be at an advanced stage with the bulk in agreement. • 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. • Status of negotiations between the three main landowners and Countryside: <ul style="list-style-type: none"> - Church Commissioners – heads of terms agreed - Pitts Family – heads of terms agreed - Heaver Family – negotiations continuing. • 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). (Phasing in position statement pushed back by 1 year to allow for possible delays). <p>Site updates post 31/03/21:</p> <ul style="list-style-type: none"> • Public inquiry was held into the CPO on 7th-9th September 21. • The Inspectors decision to confirm the CPO was published 11/11/21. 		
<p>Land north of Little Springfield Farm, Ifold Site Allocation DPD (Policy PL1), <i>allocated for 10 dwellings.</i></p>	<p>None at present.</p>	<p>There was an application (ref. 19/02182/FUL) submitted in October 2019 at Little Springfield Farm (south of this site) 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.</p>		

Table D – 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 <i>allocates the site to deliver 6-10 units on land, providing a sufficient amount of affordable units.</i>	21/00466/OUT - includes the allocation. Validated 23/02/2021, Pending Consideration	21/00466/OUT - Outline Application (with all matter reserved except 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.			

Table A – C3 housing

Site address	Parish	Local Plan Sub-Area	Planning permissions/ references	Current planning status	2021 - 2022	2022 - 2023	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	Projected net dwellings 2021 - 2026	Projected net dwellings post 2026	Total projected net dwellings	Permitted at 1 April 2021	X-Cord	Y-Cord	PDL/ Greenfield	Permitted dwellings (Gross)	Notes
Field North West Of The Saltings, Crooked Lane	Birdham	Manhood Peninsula	13/01391/FUL 16/01809/FUL	PP	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0	15	15	Yes	482017	100017	Greenfield	15	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	Plan Area (North)	13/00744/FUL	PP	0	0	0	0	0	0	4	4	0	0	0	0	0	0	0	0	8	8	Yes	504630	126504	Greenfield	10	Planning permission granted on appeal Dec 2014 for stationing of 10 caravans. All hardstandings built. 1 delivered 2018-2019, 8 remaining.
Land adjacent to Chantry Hall, Foxbury Lane	Westbourne	East-West Corridor	Westbourne Neighbourhood Plan Submission Draft Policy SS3	Draft NP allocation	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	6	6	NA	476100	107550	Greenfield	0	Site allocated for 6 dwellings in Westbourne Neighbourhood Plan Submission Draft (Policy SS3). Site suitability for housing and deliverability considered during preparation of draft Plan, which is currently subject to examination not yet concluded.
Land to the west of Monk's Hill	Westbourne	East-West Corridor	Westbourne Neighbourhood Plan Submission Draft Policy SS1	Draft NP allocation	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	6	6	NA	475550	108200	Greenfield	0	Site allocated for 6 dwellings in Westbourne Neighbourhood Plan Submission Draft (Policy SS1). Site suitability for housing and deliverability considered during preparation of draft Plan, which is currently subject to examination not yet concluded.
Pinewood House Answorth Close Chichester	Chichester	East-West Corridor	20/01915/FUL	PP	0	0	0	0	0	16	0	0	0	0	0	0	0	0	0	0	16	16	No	486584	106451	PDL	16	Change of use from student accommodation (Sui Generis) to create 16 no. residential units (C3 Use Class) with associated car parking and hard and soft landscaping.
Former Lowlands Nursery Lagness Road North Mundham	North Mundham	East-West Corridor	20/01686/FUL	PP	0	0	0	0	0	19	20	0	0	0	0	0	0	0	0	0	39	39	No	487108	102274	PDL	39	Erection of 39 no. dwellings and associated development, including landscaping, highways and parking.

Table B – C2 accommodation

C2 Uses																												
Site address	Parish	Local Plan Sub-Area	Planning permissions/ references	Current planning status	2021 - 2022	2022 - 2023	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	Projected net dwellings 2021 - 2026	Projected net dwellings post 2026	Total projected net dwellings	Permitted at 1 April 2021	X-Cord	Y-Cord	PDL/ Greenfield	Permitted dwellings (Gross)	Notes
Phase 3A (Shopwhyke Care Site) Land On The North Side Of Shopwhyke Road Shopwhyke	Oving	East-West Corridor	21/00258/FUL	PP	0	0	0	0	0	45	0	0	0	0	0	0	0	0	0	0	45	45	No	488136	105508	Greenfield	80	Contribution for C2 (Care Home) equivalent of 1.8 units to 1 dwelling (based on HDT ratios).
Graylingwell Hospital Chichester	Chichester	East-West Corridor	14/01018/OUT	PP	0	0	0	0	0	0	33	0	0	0	0	0	0	0	0	0	33	33	Yes	486688	106256	PDL	60	Contribution for C2 (Care Home) equivalent of 1.8 units to 1 dwelling (based on HDT ratios).

Figure 1 - Housing Trajectory

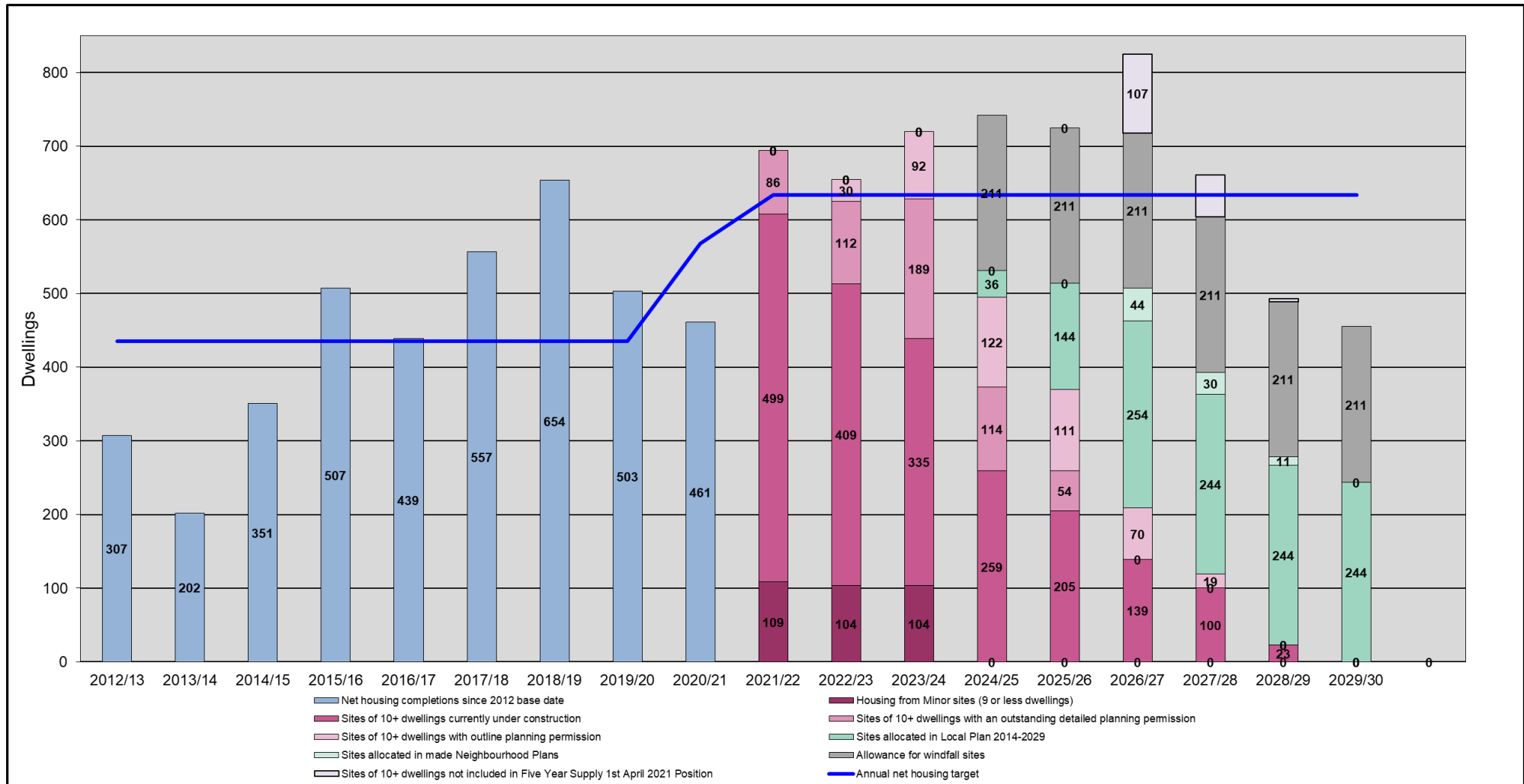


Figure 2 : Actual / projected housing completions against housing target 2012-2029

