

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 advice¹ 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 2028/29. 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

¹ 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

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

Table 2- Projected Housing Supply

Housing requirement 2023 - 2028	Net dwellings	Notes
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>
Total identified housing supply	2,263	
Windfall allowance	398	
Total projected housing supply	2,661	

Table 3 - Projected years of housing supply

Housing supply surplus / deficit	Net dwellings	Notes
Projected housing surplus/shortfall 2023-2028	+119	<i>Total projected housing supply less total housing requirement</i>
Projected years housing supply	4.19	<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:	
Household Growth (per annum.) over next 10 years, 2024-34	543
Step 2 - Affordability Adjustment:	
Median workplace-based affordability ratio, 2022	14.03
Adjustment Factor	1.627
Step 2 Housing Need Figure	884
Step 3- Cap:	
Date of plan adoption	14 th 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
Minimum Local Housing Need (per annum.) - District	760
Minimum Local Housing Need (per annum.) – Plan Area (need in SDNP removed)	635

Table A.1 – Sites 1-4 dwellings

Site Address	Parish	Planning Ref	Perm Type	Under Construction	Total Commitment	Demolitions	Total projected net dwellings	GRE	GRN	Site Description	Perm Date	Start Date	Lapse Date
Orchard House Dell Quay Road	Appledram	20/01790/FUL	DP		1	1	0	483590	102976	Replacement dwelling, outbuildings and associates works.	29/09/2020		29/09/2023
Little Orchard Mile End Lane	Appledram	21/01599/FUL	DP		1	1	0	484499	102815	Proposed demolition of dwelling and construction of a replacement dwelling.	21/01/2022		21/01/2025
Crouchers Farm Birdham Road	Appledram	21/03122/FUL	DP		2	0	2	484482	102638	Demolition of existing agricultural building replaced with 2 no. semi-detached dwellings following approval of COU under Class Q.	28/01/2022		28/01/2025
Eastview Church Lane	Birdham		DP	Y	1	1	0	482581	100191	Replacement dwelling and double garage.	29/01/2013	29/05/2015	
Copper Beech Church Lane	Birdham	15/03947/FUL	DP	Y	2	1	1	482661	100189	Division of property to form two separate cottages	29/01/2016	30/11/2018	
Land To The Rear Of Sarnia Main Road	Birdham	18/03352/FUL	DP	Y	4	0	4	481898	99509	Development of 4 no. 3 bed dwellings	15/02/2019	31/03/2022	
The Old Mill Lock Lane	Birdham	16/02317/FUL	DP	Y	1	0	1	482482	101131	Change of use of store rooms to a dwelling, rear extension and conversion..	24/04/2017	31/03/2021	
Hérons Westlands Estate	Birdham	21/00697/FUL	DP		1	1	0	481935	100545	Demolition of property and construction of a new single dwelling.	30/04/2021		30/04/2024
Rozelle 5 St James Close	Birdham	18/03152/FUL	DP	Y	1	1	0	482181	100310	Demolition of existing bungalow and garage. Construction of replacement dwelling.	15/02/2019	31/03/2022	
Wheelhouse 16 Greenacres	Birdham	21/02539/FUL	DP		1	1	0	481745	100680	Demolition of existing 1 no. dwelling, garage and construction 1 no. dwelling.	09/11/2021		09/11/2024
Houseboat Louisa Heartwell Chichester Marina	Birdham	20/00354/FUL	DP		1	1	0	483347	100962	Replacement of Berth 28 Houseboat.	30/03/2020		30/03/2024
Plovers Cottage Batchmere Road	Birdham	20/01130/FUL	DP		1	0	1	483162	99080	Erection of 1 no. 3 bed bungalow.	04/11/2020		04/11/2023
106 First Avenue Almodington	Earnley	20/03222/FUL	DP		1	0	1	482681	98763	Erection of 1no 2bed dwelling as alternative to Class Q E/20/02394/PA3Q	19/02/2021		19/02/2024
Court Barn Court Barn Road	Birdham	21/02858/FUL	DP		1	1	0	482319	100945	Replacement dwelling, outbuilding and associated works	17/01/2022		17/01/2025
Pict Fenn Court Barn Road	Birdham	21/03007/FUL	DP		1	1	0	482196	100997	Replacement of the existing dwelling with attached garage and separate outbuildings with new dwelling with separate outbuildings.	23/02/2022		23/02/2025
Crede Orchard Crede Lane	Bosham	16/00498/REM	RM	Y	1	1	0	481304	104563	Reserved matters relating to application BO/07/04507/OUT and BO/13/00143/EXT.	24/05/2016	31/03/2020	
North of Crede House (Plot 3) Crede Lane	Bosham	16/02562/FUL	DP	Y	1	0	1	481314	104517	1 no. detached bungalow	02/11/2016	31/03/2020	
The Elms Taylors Lane	Boxgrove	17/01570/FUL	DP	Y	1	1	0	490761	108112	Demolition of the existing and construction of replacement dwelling and garage. Additionally proposed ancillary building.	31/01/2018	31/03/2021	
Five Elms Stumps Lane	Bosham	20/03326/FUL	DP		1	1	0	481161	103764	Demolition of existing house and garage and construction of new house and garage	14/12/2021		14/12/2024
Cove House Smugglers Lane	Bosham	20/02389/FUL	DP	Y	1	1	0	481218	101955	Demolition of existing dwelling and outbuildings, erection of detached dwelling.	06/04/2021	07/02/2022	
Trippit Villa Sunnyway	Bosham	18/01554/FUL	DP	Y	2	1	1	480763	104031	Demolition of bungalow and garage and replacement with 2 no. detached houses.	07/05/2019	13/09/2021	
Heron House Taylors Lane	Bosham	22/00625/FUL	DP		2	1	1	481186	103923	Demolish existing dwelling and replace with 2 no. detached dwellings (resubmission of approved scheme ref: BO/19/00877/FUL).	08/06/2022		08/06/2025
1 Station Road	Bosham	20/00486/FUL	DP		2	2	0	481221	105346	Conversion of existing first floor flat into 2 no. flats.	13/07/2020		13/07/2023
The Malthouse Viking Way	Bosham	20/00876/FUL	DP	Y	2	1	1	480790	104211	Conversion of existing dwelling to 2 no. dwelling houses.	05/03/2021	01/01/2021	
Tinwood Estate Tinwood Lane	Boxgrove	19/02557/FUL	DP		1	0	1	491287	108093	Construction of 1 no. dwelling (alternative to planning permission BX/19/01405/FUL)	17/04/2020		17/04/2023
Land To Side And Rear Of 16 Crouch Cross Lane	Boxgrove	20/01269/FUL	DP	Y	1	0	1	490531	107459	Demolition of existing garage. Construction of 1 no. new dwelling and replacement garage (amendment to BX/19/00665/FUL).	28/07/2020	31/03/2023	
Woodlands Drift Lane	Chidham and Hambrook	19/02643/FUL	DP	Y	1	1	0	479427	106368	Replacement dwelling and associated landscaping.	14/01/2020	31/03/2018	
Coastway Cottage Drift Lane	Chidham and Hambrook	19/00915/FUL	DP	Y	1	0	1	479366	105674	Demolition of single storey side extension, erection of 2 storey rear extension and erection of 1 no. dwelling.	09/07/2019	20/09/2021	
Middleton House Steels Lane	Chidham and Hambrook	20/03178/FUL	DP		1	1	0	479036	104080	Replacement of two-storey cottage with single-storey dwelling, construction of studio/carport to rear.	01/02/2021		01/02/2024
Maybush Cot Lane	Chichester	20/03305/FUL	DP		1	1	0	478747	105245	Demolition of the existing dwelling and outbuildings and the construction of a replacement dwelling and associated works.	01/03/2021		01/03/2024
Orchard Farm Drift Lane	Chidham and Hambrook	21/03139/FUL	DP		1	0	1	479349	105460	Erection of detached dwelling . Alternative scheme to 20/00164/OUT (Erection of 1 no. 3 bed single storey dwelling).	08/03/2022		08/03/2025
Bridge Courtyard Selsey Road	Donnington	20/02483/PA3Q	PN		2	0	2	485463	101839	Prior approval for change of use of agricultural building into 2 no. dwellings.	30/03/2021		30/03/2024
The Blacksmiths Selsey Road	Donnington	20/02598/FUL	DP		1	0	1	485196	101561	Change of use from public house to C3 residential single dwelling.	16/09/2021		16/09/2024
120 Third Avenue	Earnley		DP	Y	1	1	0	482595	97793	Replacement dwelling.	27/04/2006	17/04/2009	
Dragon Nursery Third Avenue Batchmere	Earnley	15/04244/PA3P	PN	Y	1	0	1	482364	97923	Part 3 Class P application for prior approval - Proposed change of use of B8 storage building to 1 no. dwelling	10/02/2016	31/03/2019	
113 Second Avenue Almodington	Earnley	21/01119/FUL	DP		2	0	2	482449	98315	Class Q Application for Prior Approval - Change of Use of Agricultural Building to 2 no. Dwellings - Amended scheme to E/15/01472/PA3Q	30/06/2021		30/06/2024
Orchid Answers Limited 113 Second Avenue Batchmere	Earnley	19/02956/FUL	DP	Y	1	1	0	482449	98315	Replacement dwelling - amendments to design permitted under E/19/00171/FUL.	23/01/2020	31/03/2021	
Earnley Concourse Clappers Lane	Earnley	20/01610/FUL	DP		1	0	1	481540	96873	Change of use of Earnley Place from Adult Education Centre (Class C2) to residential use (Class C3).	18/11/2020		18/11/2023
Bookers Barn Bookers Lane	Earnley	21/00029/PA3Q	PN		1	0	1	481344	97728	Change of use of Agricultural building to 1 no. dwelling house.	12/03/2021		12/03/2024
Driftwood House East Bracklesham Drive	East Wittering	16/00946/FUL	DP	Y	1	1	0	480717	96222	Replacement dwelling	13/10/2016	22/02/2019	
Seabreeze East Bracklesham Drive	East Wittering	18/02384/FUL	DP	Y	1	1	0	481182	96012	Demolition of existing dwelling and construction of replacement dwelling	23/11/2018	31/03/2022	
Neska Longlands Road	East Wittering	20/02771/FUL	DP	Y	1	0	1	479728	96861	Demolition of existing outbuilding and erection of 2 bedroom bungalow.	22/12/2020	13/09/2021	
Glanymor Barn Walk	Chichester	20/00611/FUL	DP	Y	1	1	0	479606	96891	Replacement dwelling.	27/05/2020	31/07/2020	
Land North Of 20 Wessex Avenue	East Wittering	20/02362/FUL	DP		1	0	1	480116	97270	Erection of 1 no. chalet bungalow and double garage, pursuant to permission allowed on appeal under EWB/19/01036/OUT	19/11/2020		19/11/2023
Shemara East Bracklesham Drive	East Wittering	20/02340/FUL	DP		3	1	2	481275	95903	Demolition of existing dwelling (C3) and erection of two-storey building containing 2no. Two bedroom flats and 1no. One bedroom flat (C3)	19/03/2021		19/03/2024
First Floor 14 Shore Road	East Wittering	20/01128/PA3O	PN		1	0	1	479468	97187	Change of use from office to 1 no. residential flat.	29/06/2020		29/06/2023
Hanneys West Bracklesham Drive	East Wittering	20/03303/FUL	DP		1	1	0	480420	96397	Replacement dwelling, garaging and associated works	07/06/2021		07/06/2024
Bay House East Bracklesham Drive	East Wittering	21/01865/FUL	DP		1	1	0	481411	95775	Demolition of existing dwelling and garage. Construction of replacement dwelling.	23/12/2021		23/12/2024
43-45 East Bracklesham Drive	East Wittering	22/00705/FUL	DP	Y	2	2	0	480855	96217	Redevelopment of site with 2 no. semi-detached dwellings and associated works.	07/06/2022	31/03/2023	
Fletchers West Bracklesham Drive	East Wittering	22/00704/FUL	DP	Y	1	1	0	480374	96479	Demolition of existing dwelling, annexe and 4 no. outbuildings, replaced with 1 no. dwelling, annexe and proposed pool.	13/06/2022	31/03/2023	
Lawrence Farm Fishbourne Road (West)	Fishbourne		DP	Y	4	0	4	484680	104231	Change of use of existing barns to 3 residential units (roup FB/0970/99).	13/05/2004	24/04/2009	
Stockers Farm Salthill Road	Funtington	22/01163/FUL	DP		1	1	0	483291	106015	Replacement dwelling, detached car barn and associated works (alternative proposal to FU/20/01726/FUL)	15/06/2022		15/06/2025
Greenlands Two Southbrook Road West Ashling	Funtington	20/00949/FUL	DP		1	0	1	481087	106794	Demolition of existing light industrial building and replacement with 1 no. 4 bedroom bungalow and detached open carport.	03/06/2020		03/06/2023
Greenlands Farm Buildings On Land Adjacent To Greenlands House Southbrook Road	Funtington	20/03278/FUL	DP		1	0	1	481087	106794	Proposed 3 bedroom detached single storey dwelling.	19/11/2021		19/11/2024

1 Clearwater Ratham Lane West Ashling	Funtington	20/02067/FUL	DP		1	1	0	480980	106650	Proposed erection of a replacement 4 bedroomed bungalow.	16/11/2020		16/11/2023
Boxall Stud Village Road	Kirdford	19/01269/FUL	DP	Y	1	0	1	502145	126596	Convert part of existing ancillary office suite into a one bedroom staff flat.	12/07/2019	31/08/2020	
Lower Barn (Near Chandlers Barn) Skiff Lane	Kirdford	20/00389/FUL	DP		1	0	1	503194	127555	Demolition of Lower Barn and construction of 1 no. dwelling as alternative to Class Q Prior Approval (KD/19/00484/PA3Q).	08/07/2020		08/07/2023
Birchlands Glasshouse Lane	Kirdford	20/00811/FUL	DP		1	1	0	501787	125639	Demolition of an existing building, and the erection of a replacement dwelling.	12/04/2021		12/04/2024
Tredalyn Heath Road Hammer	Linchmere		DP	Y	1	0	1	487555	132268	One 2 storey two bedroom house extending semi detached house to form terrace.	23/06/2006	24/04/2009	
White Cottage Copse Road Hammer	Linchmere	20/03360/FUL	DP		1	0	1	487640	132357	Construction of a two storey side extension to provide 1 no. additional dwelling and associated works including parking.	05/05/2021		05/05/2024
Tokens Farm Guildford Road	Loxwood		DP	Y	3	0	3	503632	133061	Change of use of 3 agricultural buildings into 3 residential units with garage block.	13/08/2008	12/08/2011	
Abbotscroft (Hurstwood House) Roundstreet Common	Loxwood	15/03553/FUL	DP	Y	1	1	0	504380	130074	One replacement dwelling.	13/04/2016	31/03/2020	
Walcot Guildford Road	Loxwood	20/00072/FUL	DP		2	1	1	503837	131604	Demolition of bungalow and construction of 2 no. semi-detached two storey dwellings.	25/06/2020		25/06/2023
Woolspinners Guildford Road	Loxwood	21/00788/FUL	DP		4	1	3	503765	131648	Proposed 2 no. 4-bed detached dwellings and 2 no. 2-bed semi-detached dwellings, access, landscaping and associated works.	13/09/2021		13/09/2024
Trenchmore Farm Drungewick Lane	Loxwood	21/00082/PA3Q	DP		2	0	2	505657	129995	Prior notification for the change of use from an agricultural building to 2 no. dwellings.	09/03/2021		09/03/2024
The Stables North Mundham Farm Church Road	North Mundham		DP	Y	1	0	1	487572	102309	Change of use from industrial to single residence.	16/12/2003	06/03/2009	
62 Brick Kiln Farm Merston	North Mundham	20/02352/FUL	DP		2	0	2	488220	103944	Change of use of agricultural buildings to 2 no. dwellings with associated works.	17/09/2021		17/09/2024
Southgate Farm Fisher Lane	North Mundham	19/01960/FUL	DP		2	0	2	487244	101433	Erection of 2 no. 3 bed detached dwellings as alternative to NM/19/00703/FUL.	04/10/2019		04/10/2023
North Honer Farm Honer Lane South Mundham	North Mundham	17/00603/FUL	DP	Y	1	1	0	487850	99133	1 no. replacement dwelling	17/09/2015	31/12/2020	
Land Adjacent To The Spinney Pagham Road	North Mundham	21/00860/FUL	DP		1	0	1	487944	102432	Construction of 1 no. 2 bed two storey dwelling, access, landscaping, and associated parking in the form of a car port.	13/10/2021		13/10/2024
Delos Mill Lane Runcton	North Mundham	20/00369/FUL	DP		4	1	3	488068	102418	Construction of 4 no. dwellings comprising 2 no. semi-detached house, 1 no. detached house and 1 no. chalet house.	06/04/2020		06/04/2023
The Chalet Southgate Farm Fisher Lane	North Mundham	15/04179/FUL	DP	Y	1	1	0	487301	101470	Erection of replacement dwelling. Resubmission of NM/15/02119/FUL	01/04/2016	31/03/2020	
Fisher Lane Nursery Fisher Lane	North Mundham	21/00097/FUL	DP		1	0	1	487504	101682	Erection of 1 no. dwelling (alternative to planning permission NM/20/01573/FUL)	26/03/2021		26/03/2024
Woodfield Farm Marlpit Lane	Oving	20/00986/FUL	DP		1	0	1	489418	105190	Erection of 1 no. 3 bed dwelling with studio - alternative to prior approval [O/17/02561/PA3Q] for COU from agriculture to dwelling	09/06/2020		09/06/2023
Furzedown The Ride	Plaistow	17/02251/FUL	DP	Y	2	1	1	502589	130765	Demolition of existing bungalow and erection of 1 no. detached chalet bungalow and 1 no. two storey detached dwelling.	14/11/2017	01/01/2018	
Land Adjacent To Waters Edge The Drive	Plaistow	21/00858/FUL	DP		1	0	1	502797	131465	Erection of detached chalet bungalow with detached garage and new access.	18/06/2021		18/06/2024
Valtony Loxwood Road	Plaistow	18/02939/FUL	DP		1	1	0	501527	130885	Erection of 1 no. replacement dwelling, pool and garage buildings following demolition of all existing buildings.	24/04/2019	31/03/2023	
Camperdown The Lane	Plaistow	19/00782/FUL	DP		1	1	0	502436	131828	Replacement of a mobile home with 1 no. new dwelling	06/06/2019		06/06/2023
Winkins Wood Farm Shillinglee Road	Plaistow	21/02805/FUL	DP		1	0	1	498393	131842	Demolition of barn and construction of 1 no. barn style dwelling as an alternative to Class Q Prior Approval (20/00777/PA3Q).	11/03/2022		11/03/2025
Foxley Poundfield Lane	Plaistow	21/01871/FUL	DP		1	1	0	501928	131522	Construction of new one and half storey detached dwelling with ground floor annex.	07/10/2021		07/10/2024
Woodpeckers Chalk Road	Plaistow	21/00516/FUL	DP	Y	1	1	0	502571	131234	Proposed detached chalet bungalow.	09/09/2021	07/02/2022	
Foxhollow Nursery Priors Leaze Lane	Southbourne		DP	Y	1	0	1	478547	106400	One chalet bungalow.	04/04/2008	07/09/2007	
Springfield Hambrook Hill South Hambrook	Chidham and Hambrook	15/01036/FUL	DP		1	1	0	478785	107010	Replacement dwelling	02/06/2015	31/03/2019	
Land East Of Redwoods Farm Lane	Southbourne	18/00456/FUL	DP	Y	1	0	1	477838	105427	Demolition of ancillary storage building and erection of two bedroom bungalow.	05/06/2018	30/06/2020	
Downings Prinsted Lane Prinsted	Southbourne	20/00122/FUL	DP	Y	2	1	1	476548	105302	Demolition of existing dwelling house and replacement with 2no. detached houses	28/04/2020	01/05/2021	
Wight Cottage The Barn Main Road	Southbourne	19/02153/FUL	DP	Y	1	1	0	478478	105457	Extension of garages and flat above to create 1 no. 3-bedroom residential dwelling.	02/12/2019	31/10/2020	
Timber Cottage Lumley Road	Southbourne	20/01475/FUL	DP		1	1	0	475226	105992	Replacement dwelling.	28/09/2020		28/09/2023
Cooks Farm Cooks Lane	Southbourne	20/01178/PA3Q	PN		3	0	3	477475	106132	Part 3 (Class Q) Application for Prior Approval - Change of use from 3 no. agriculture buildings to 3 no. dwellings (C3 Use Class).	14/07/2020		14/07/2023
The Fairways Brimfast Lane	Sidlesham	SI/10/01835/REM	RM	Y	1	1	0	485544	100063	Replacement of existing dwelling with 1 four bedroom cottage.	27/10/2010	27/10/2012	
1 Coneleys Yard Jury Lane	Sidlesham		DP	Y	1	4	-3	484767	100038	Removal of 4 caravans and construction of 1 new bungalow with attic bedroom suite.	05/10/2010	20/03/2009	
Windward Nursery Chalk Lane	Sidlesham	21/00417/FUL	DP		1	0	1	485137	97123	Demolition of glasshouse and erection of 1 no. four bed dwelling and triple garage.	29/07/2021		29/07/2024
North Barn, Willowdene Fletchers Lane	Sidlesham	20/02191/FUL	DP		1	0	1	484724	99476	Erection of 1no 3bed dwelling - alternative to SI/18/02848/FUL.	06/11/2020		06/11/2023
South Barn, Willowdene Fletchers Lane	Sidlesham	20/02176/FUL	DP		1	0	1	484724	99476	Erection of 1no. 3bed dwelling - alternative to SI/18/02847/FUL.	06/11/2020		06/11/2023
Red Barn Selsey Road	Sidlesham	19/01545/FUL	DP	Y	1	0	1	485569	97314	Erection of new build dwelling as alternative to SI/17/02510/FUL	27/09/2019	31/10/2020	
84 Fletchers Lane	Sidlesham	21/01952/FUL	DP		1	0	1	484606	99224	Erection of 1 no. 3 bed bungalow as alternative to SI/17/03665/FUL	23/06/2022		23/06/2025
Land East Of 4 Cow Lane	Sidlesham	19/02349/FUL	DP	Y	1	0	1	484858	97569	Demolition of building and erection of 1 dwelling as alternative to SI/18/01871/FUL.	11/02/2020	31/03/2023	
Greatham Farm Ham Road	Sidlesham	20/03236/FUL	DP		2	0	2	483785	94981	Demolition of agricultural barns and construction of 2 no. three bedroom dwellings.	16/04/2021		16/04/2024
The Fairways Brimfast Lane	Sidlesham	20/00434/FUL	DP		1	0	1	485496	100089	Removal of building granted PA for COU to dwelling under 19/00757/PA3P.	12/08/2020		12/08/2023
Melita Nursery Chalk Lane	Sidlesham	21/00355/FUL	DP		1	1	0	485076	97272	Erection of 1 no.dwelling following removal of 1 no. existing dwelling and workshop.	12/04/2021		12/04/2024
3 and 4 Melita Nursery Chalk Lane	Sidlesham	21/00356/FUL	DP		2	2	0	485047	97303	Erection of 2 replacement dwellings following removal of existing 2 no. dwellings.	12/04/2021		12/04/2024
Land East Of 15 Chalk Lane	Sidlesham	21/00158/FUL	DP		2	0	2	484986	96925	Erection of 2 no. dwellings - alternative to Class Q approvals SI/19/01889/PA3Q and SI/19/02969/PA3Q.	31/03/2021		31/03/2024
Saltwinds 86 Fletchers Lane	Sidlesham	21/02694/FUL	DP		1	0	1	484565	99068	Demolition of agricultural building and construction of new dwelling and associated works. Alternative to SI/20/00938/PA3Q	14/12/2021		14/12/2024
11 Cow Lane	Sidlesham	21/02805/FUL	DP		1	0	1	484844	97049	Demolition of barn and construction of 1 no. barn style dwelling.	11/03/2022		11/03/2025
64 Street End Lane	Sidlesham	21/01831/FUL	DP		1	0	1	485376	99302	Erection of 1 no. 1 bed and 1 no. 2 bed dwellings.	22/10/2021		22/10/2024
14 Chalk Lane	Sidlesham	21/00376/PA3Q	PN		2	0	2	484946	96917	Prior notification for the change of use of agricultural buildings to 2 no. dwellings..	31/03/2021		31/03/2024
64 Street End Lane	Sidlesham	21/01831/FUL	DP		1	0	1	485376	99302	Erection of 1 no. 1 bed and 1 no. 2 bed dwellings.	22/10/2021		22/10/2024
The Cabin, Longreach 14A Chalk Lane	Sidlesham	21/02288/FUL	DP		1	1	0	484883	96901	Replacement dwelling	23/11/2021		23/11/2024
Bird Pond Nursery Selsey Road	Sidlesham	22/00493/FUL	PN		2	0	2	485331	96933	Demolition of existing building replaced with 2 no. semi-detached 4 bed houses	20/06/2022		20/06/2025
Seven Springs Rotten Row	Sidlesham	21/03590/FUL	DP		1	1	0	485179	99147	Erection of replacement dwelling	08/02/2022		08/02/2025
Green Lane Piggeries Ham Road	Sidlesham	21/02738/FUL	DP		4	2	2	484550	97774	Demolition of commercial units; removal of 2 no. lawful mobile homes; and erection of 4 no. dwelling houses.	15/02/2022		15/02/2025
63 Kingsway	Selsey		DP	Y	1	1	0	486420	92988	Demolition of existing two storey dwelling and erection of 1 single storey dwelling.	03/02/2010	14/09/2012	
Public Conveniences East Street	Selsey	14/03006/FUL	DP	Y	1	0	1	485398	93211	Demolition of existing public conveniences, erection of 1 no. 3 bed dwelling.	04/03/2015	31/03/2018	
Aussie 74 Manor Road	Selsey	18/00198/FUL	DP	Y	1	1	0	485977	93556	Replacement dwelling and associated works.	21/03/2018	31/03/2021	
Norton Priory Rectory Lane	Selsey	20/02262/FUL	DP	Y	1	0	1	487175	95455	Alteration and conversion of the Coach House to 1 no. 6-bedroom dwelling.	02/06/2021	25/10/2021	
48 Manor Road	Selsey	21/02857/FUL	DP	Y	2	2	0	485907	93356	Demolition of existing 2 no. dwellings and replacing with 2 no. chalet bungalows.	23/12/2021	26/07/2021	
Highfield Chichester Road	Selsey	20/01968/OUT	DP		1	0	1	485642	93777	Outline application with all matters reserved for construction of chalet style dwelling.	08/12/2020		08/12/2023
Barclays 97 High Street	Selsey	19/03011/FUL	DP		1	0	1	485376	93286	Change of use from bank to A3 restaurant, one no. first floor flat and rear extension.	20/07/2020		20/07/2023
St Georges 24 Park Lane	Selsey	20/02444/FUL	DP		1	1	0	486826	94027	Demolition of existing dwelling and garage. Construction of replacement dwelling and garage.	21/12/2020		21/12/2023

Mulroy 117 East Beach Road	Selsey	20/02520/FUL	DP	Y	1	1	0	486875	93751	Demolition and replacement dwelling.	09/03/2021	13/12/2021	
Police House 27 Chichester Road	Selsey	20/01110/FUL	DP		4	1	3	485746	93968	Demolition of existing vacant dwelling, attached office building and 2 no. blocks of 6 no. garages and the construction of 4 no. dwellings.	31/03/2021		31/03/2024
Arun Posts Southern Road	Selsey	16/02196/FUL	DP	Y	1	0	1	485542	92559	Change of use of existing ancillary outbuilding to a 2 bedroom dwelling.	18/05/2017	31/08/2020	
Ashbourne Residential Home Byways	Selsey	21/03089/FUL	DP		1	0	1	485536	92316	Alterations to existing building to form a single residential dwelling.	07/01/2022		07/01/2025
27 Albion Road	Selsey	21/00078/FUL	DP		2	1	1	486138	92742	Conversion of existing 1 no. dwelling to 2 no. three-bedroom dwellings.	29/07/2021		29/07/2024
Land South Of 20 Hillfield Road	Selsey	21/01715/FUL	DP		1	0	1	485178	92900	Erection of a two storey, two-bed detached dwelling; provision of car and cycle parking facilities and; scheme of hard and soft landscaping	22/10/2021		22/10/2024
The Rookery Flat 17 55 Beach Road	Selsey	21/00087/FUL	DP		2	1	1	486249	93585	Conversion of existing first floor three-bedroom flat into 2 no. one-bedroom flats.	17/03/2022		17/03/2025
81 - 83 High Street	Selsey	21/02939/FUL	DP		1	0	1	485418	93345	Change of use of retail unit to 1 no. residential apartment with alterations to existing fenestration.	25/02/2022		25/02/2025
Tangmere Cottage Tangmere Road	Tangmere	14/00860/FUL	DP	Y	1	0	1	490393	106435	Erection of dwelling on site of the redundant tennis court.	23/07/2014	28/12/2014	
Land West Of Kimkarlo Church Lane	Tangmere	17/00468/FUL	DP	Y	2	0	2	490337	106146	Erection of 2 no. detached dwellings and new shared car port.	19/07/2017	31/07/2020	
Lumley Barn Whitechimney Row	Westbourne	14/02327/FUL	DP	Y	1	0	1	475794	107127	Conversion of old studio to single residential dwelling	09/10/2014	31/03/2018	
Mill Meadows House Mill Lane	Westbourne	21/02865/FUL	DP		1	1	0	475561	107033	Proposed new build agricultural workers dwelling (alternative to the approved extension to existing log cabin).	17/11/2021		17/11/2024
Little Hambrook Farm Common Road	Westbourne	20/01786/PA3Q	DP		1	0	1	477466	108357	Application for Prior Approval - Change of Use of Agricultural Building from Agriculture to 1 no. Dwelling (C3 Use Class).	24/09/2020		24/09/2023
Ash Keys 25 Stane Street	Westhampnett	19/00989/FUL	DP	Y	1	0	1	488347	106243	Erection of 1 no. 3 bed dwelling with detached garage.	24/07/2019	31/03/2023	
Hadley House Claypit Lane	Westhampnett	20/02600/FUL	DP		1	1	0	488191	106301	Demolition of existing two-storey detached dwelling house and garage and construction of a two-storey dwelling house.	07/12/2020		07/12/2023
Inglewood Itchenor Road	West Itchenor	16/03543/FUL	DP		1	1	0	480326	99485	Demolition of existing dwelling and construction of a replacement dwelling	01/02/2017	31/03/2020	
Martlet Cottage Itchenor Road	West Itchenor	21/01676/FUL	DP		1	1	0	480310	99956	Replacement dwelling and combined garage and annex and new swimming pool.	09/09/2021		09/09/2024
Spinney Cottage Spinney Lane	West Itchenor	21/01105/FUL	DP	Y	1	1	0	480689	100889	Demolition of existing dwelling, 3 no. sheds and 2 no. outbuildings, replaced with 1 no. dwelling, 1 no. detached garage/outbuilding.	09/09/2021	07/02/2022	
Harbour View Itchenor Road	West Itchenor	21/00654/FUL	DP		1	1	0	480197	100388	Replacement dwelling	22/10/2021		22/10/2024
Old Helyers Farm Kirdford Road	Wisborough Green	19/00124/FUL	DP	Y	1	1	0	504154	126857	Replacement of existing permanent residential caravan with a new dwelling and relocation of the existing access	06/06/2019	02/08/2021	
Muttons Cottage Fittleworth Road	Wisborough Green	20/01078/FUL	DP		1	0	1	503982	125077	Change use of part of agricultural building to 1 no. two-bed residential unit with workshop and ancillary office for integrated Live Work Unit.	14/08/2020		14/08/2023
Barn At Howfold Farm Newpound Lane	Wisborough Green	20/01036/PA3Q	PN		1	0	1	505690	126920	Prior Approval for Change of Use of Agricultural Building to Dwelling (C3).	12/06/2020		12/06/2023
Dunhurst Barn Skiff Lane	Wisborough Green	20/02460/PA3Q	PN		1	0	1	503522	127558	Notification for Prior Approval for change of use of agricultural buildings to dwellinghouses (Class C3).	24/11/2020		24/11/2023
Goslings Newpound	Wisborough Green	21/02164/FUL	DP		1	1	0	505318	127852	Replacement dwelling, retention of existing dwelling to provide ancillary home office, retention of workshop.	03/12/2021		03/12/2024
First Floor Flat 11 Adelaide Road	Chichester	19/01289/FUL	DP	Y	1	0	1	486660	105371	Change of use of first floor restaurant to residential flat to include internal alterations and re-located access on East Elevation (rear).	05/09/2019	07/02/2022	
3 Turnbull Road	Chichester	20/00606/FUL	DP		1	1	0	486584	105215	Demolition of existing bungalow erection of 1 no. 3 bed 2 storey dwelling	05/05/2020		05/05/2023
28 Melbourne Road	Chichester	20/00697/FUL	DP		1	1	0	486798	105271	Demolition of existing dwelling and erection of new dwelling.	26/06/2020		26/06/2023
The Gables Lake Road	Chichester	20/00036/FUL	DP		2	1	1	487448	104727	Creation of 2 no. self-contained, separate dwellings from the 1 no. existing dwelling.	12/11/2020		12/11/2023
Ellanore House Ellanore Lane	West Wittering	21/03078/FUL	DP	Y	1	1	0	477790	99385	Demolition of the existing dwelling and the construction of a 2 storey house with detached garage, conversion of outbuilding into annexe.	10/03/2022	31/03/2017	
Thessaly Roman Landing	West Wittering	21/01250/FUL	DP		1	0	1	477717	98649	Replacement dwelling and associated works (renewal of planning permission WW/18/01995/FUL)	28/07/2021		28/07/2024
Soundings Seaward Drive	West Wittering	17/02062/FUL	DP	Y	1	1	0	477996	98179	Replacement dwelling.	21/11/2017	31/03/2022	
45 Marine Drive	West Wittering	20/03323/FUL	DP	Y	1	1	0	479071	97023	Demolition of existing dwelling and outbuildings and the construction of a new 2 storey house.	08/04/2021	31/03/2023	
Nyhurst Cottage Snow Hill	West Wittering	18/00498/FUL	DP	Y	1	1	0	477399	98510	Replacement dwelling.	09/08/2018	31/03/2022	
Laughing Waters And Strand End East Strand	West Wittering	19/00383/FUL	DP	Y	1	2	-1	478287	97385	Demolition of existing 2 no. dwellings and the construction of 2 no. new sustainable dwellings with a double garage, pool house and pool.	10/05/2019	31/03/2023	
North Cottage And South Cottage Pound Road	West Wittering	20/01929/FUL	DP		1	2	-1	477798	98521	Conversion of 2 no. existing dwellings into a single dwelling. 2 no. single storey extensions.	30/09/2020		30/09/2023
16 Marine Drive	West Wittering	20/02512/FUL	DP	Y	1	0	1	479164	97060	New detached dwelling and vehicular access.	08/12/2020	24/01/2022	
Seahaven West Strand	West Wittering	21/03124/FUL	DP		1	1	0	477417	97874	Replacement dwelling and outbuilding and associated works (alternative scheme to planning permission WW/21/00708/FUL).	07/03/2022		07/03/2025
Four Jays 24 Russell Road	West Wittering	20/03356/FUL	DP	Y	1	1	0	479395	97489	Demolition of bungalow and construction of new bungalow over footprint	17/06/2021	01/03/2022	
Truffles Piggery Hall Lane	West Wittering	22/00485/FUL	PN		1	0	1	480088	99027	Erection of 1 no. 4 bed dwelling - alternative to Class Q approval WW/21/01839/PA3Q	28/04/2022		28/04/2025
16 Marine Close	West Wittering	21/01895/FUL	DP		1	1	0	479255	96997	Demolition of existing dwelling and construction of 1 no. new dwelling.	24/01/2022		24/01/2025
Elms Cottage Elms Ride	West Wittering	21/02712/FUL	DP		2	1	1	478230	98346	Demolition of the two storey dwelling and ancillary buildings. Construction of 2 no. replacement dwellings.	27/04/2022		27/04/2025
Russett Cottage 95 Broyle Road	Chichester	19/02723/FUL	DP		2	1	1	485969	106299	Change of Use from HMO to 2 no. two bedroom flats	09/01/2020		09/01/2024
22A And Land To The Rear Of 24 Lavant Road	Chichester	20/01897/FUL	DP		4	1	3	485805	107098	Demolition of the existing dwelling and the construction of 4 no. dwellings..	24/12/2021		24/12/2024
The Haven Chestnut Avenue	Chichester	21/02951/FUL	DP		1	1	0	485866	107162	Replacement dwelling and associated works.	05/01/2022		05/01/2025
72 Shippam Street	Chichester	21/01791/FUL	DP		2	1	1	486349	104874	Change of use from single dwelling to use as 2 no. dwellings.	13/01/2022		13/01/2025
4 Brandy Hole Lane	Chichester	21/02894/FUL	DP		1	1	0	485756	106679	Proposal of replacement dwelling, garage and garden room.	20/01/2022		20/01/2025
60 & 60A North Street	Chichester	21/02976/FUL	DP		1	0	1	486114	105107	Change use of vacant area of retail storage and vacant area of office to C3 dwelling.	25/01/2022		25/01/2025
110 The Hornet	Chichester	10/01694/EXT	DP	Y	4	0	4	486857	104798	4 one bedroom flats to rear of existing restaurant/takeaway.	05/06/2007	28/06/2013	
95 Cleveland Road	Chichester	17/01715/FUL	DP	Y	1	0	1	486812	104405	Division of previously approved extension to create 2 no. attached dwellings.	05/09/2017	31/03/2022	
The Mainline Rooms 35 Whyke Road	Chichester	19/02975/FUL	DP		4	0	4	487034	104371	Change of use from 19 no. Student Accommodation units set in 4 Units (Sui-Generis) to 4 No. Individual Flat Units.	22/06/2020		22/06/2023
25 West Street	Chichester	19/02594/FUL	DP	Y	1	0	1	485823	104875	COU from Class A1 (Retail) and Class B1 (Offices) to Class A1 (Retail) and Class C3 (Residential).	17/01/2020	31/07/2020	
12 & 13 Parchment Street	Chichester	19/01560/FUL	DP		2	1	1	485721	105381	Conversion of existing dwellinghouse back to 2 no. dwellinghouses, including revised boundary and new garden hedge.	06/11/2019		06/11/2023
115 Cedar Drive	Chichester	20/02643/FUL	DP		1	1	0	485340	105000	Demolition of existing bungalow and garage. Replacement chalet bungalow.	29/03/2021		29/03/2024
St Faiths House The Close	Chichester	21/03189/FUL	DP		1	0	1	485992	104739	Change of use from B1 offices to C3(a) dwelling house. I	03/03/2022		03/03/2025

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	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	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	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	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	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	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	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	

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 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	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	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			
WE137	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	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		
O075	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	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		

Table C Totals	0	14	80	81	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	179	4	183										
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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 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	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
E056	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

Table D Totals						0	0	0	74	13	123	144	85	60	0	0	0	0	0	0	0	0	87	412	499									
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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	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	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	Notes	Permission (date granted)	Statement of Common Ground completed
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	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	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	

Table E Totals	0	0	127	23	118	188	273	288	278	270	160	160	160	100	65	268	1942	2210
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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	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	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	Notes	Permission (date granted)
	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	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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Table F Totals					0	0	0	0	0	0	57	13	15	15	0	0	0	0	0	0	100	100								
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Major sites (10+ dwellings): Total deliverable dwellings (net)					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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Minor sites (<9 dwellings) Total dwellings (net)					58	44	0	0	165	0	0	0	0	0	0	0	0	0	0	0	267	0	267							
Major sites (10+ dwellings): Total deliverable dwellings (net)					576	529	502	312	179	315	474	386	353	285	160	160	160	100	65	2,098	2,458	4,556								
Allowance for minor (<9 dwellings) windfall sites					0	0	0	60	60	60	60	60	60	60	60	60	60	60	60	60	120	600	720							
Allowance for major (10+ dwellings) windfall sites					0	0	0	139	139	139	139	139	139	139	139	139	139	139	139	139	278	1,390	1,668							
Total projected housing supply (identified sites + windfall)					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"> 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>
Land East of Glenmore Business Park, Longacres Way, Chichester	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. Permit with S106 21/01/22</p>	<ol style="list-style-type: none"> 1) Details of the appearance and landscaping. 2) Application for approval of RM no later than 3 years from 21/01/22 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 proposed overall site wide surface water drainage scheme 7) Noise mitigation scheme submitted 8) Building envelope acoustic design scheme submitted 9) External lightning 10) Schedule of materials 11) Details of solar PV panels 12) Roads, footways, car-parking, turning areas 13) Electric Vehicle charging points 16) Secure cycle parking/mobility scooter spaces 17) Water efficiency 18) Land contamination 19) Mitigation and ecological enhancements 20) Use Class C2 	
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). Granted at appeal 22/04/22.</p>	<ol style="list-style-type: none"> 1) Details of the layout, scale, appearance and landscaping. 2) Development to start no later than 2 years from last reserved matters approval. 3) Accordance with submitted plans 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. 5) Construction and Environmental Management Plan (CEMP) 6) Foul drainage 7) Details of proposed overall site wide surface water drainage scheme 8) Written scheme of archaeological investigation 9) Protective fencing for trees, hedgerows, shrubs and other natural features not scheduled for removal. 10) Land contamination 11) If condition 10 identifies potential contaminant, Phase 2 intrusive 	

			<p>investigation report required.</p> <p>12) Remediation scheme if required by condition 11.</p> <p>13) Ecology survey – Water Vole</p> <p>14) Ecology survey - Badger</p> <p>15) Full details of the maintenance and management of the SuDS system</p> <p>16) Electric Vehicle charging points</p> <p>17) 10% of open market dwellings to be bungalows.</p> <p>18) Sustainable Design and Construction statement</p> <p>19) Detailed scheme of hard and soft landscaping</p> <p>20) Noise mitigation scheme</p> <p>21) Details of utilities and services infrastructure networks (including fresh water, electricity, gas, telecommunications and broadband ducting)</p> <p>22) Vehicular access in accordance with submitted plans</p> <p>23) Visibility splays</p> <p>24) Water efficiency</p> <p>25) External lighting</p> <p>26) contaminated land remediation</p> <p>27) Fire services</p> <p>28) Ecological mitigation scheme</p> <p>29) Travel plan</p> <p>30) Floor levels</p> <p>31) Mitigation and enhancement strategy - Great Crested Newt Survey</p> <p>32) Trees or vegetation clearance schedule</p> <p>33) Footpath construction, links to existing</p> <p>34) Accordance with submitted plans - transport</p>	
<p>Land Within The Westhampnett / North East Chichester Strategic Development Location (north Of Madgwick Lane) Chichester</p>	20/02824/OUT	<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. Granted at appeal 27/05/22.</p>	<p>1) Details of the layout, scale, appearance and landscaping.</p> <p>2) Application for approval of RM no later than 3 years from 27/05/22</p> <p>3) Development to start no later than 2 years from last reserved matters approval.</p> <p>4) Accordance with submitted plans</p> <p>5) Phasing Plan as part of 1st RM application</p> <p>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.</p> <p>7) Written Scheme of Archaeological Investigation</p> <p>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</p> <p>9) Details of the location, extent and layout for amenity open space, natural/semi natural green space and equipped children's area</p> <p>10) Land contamination</p> <p>11) External noise protection</p> <p>12) Contaminated land remediation verification report.</p> <p>13) Construction and Environmental Management Plan (CEMP)</p> <p>14) Construction times</p> <p>15) Scheme for the protection of retained trees</p> <p>16) Air Quality management plan</p> <p>17) Noise mitigation</p> <p>18) Contaminated land remediation verification report.</p> <p>19) Details of site-wide surface water drainage.</p> <p>20) Foul drainage</p> <p>21) Accordance with submitted plans</p> <p>22) Accordance with submitted plans - vehicular access to agricultural buildings</p> <p>23) Buffer zone - River Lavant</p> <p>24) Landscape and Environmental Management Plan (LEMP)</p> <p>25) Badger Mitigation Strategy</p> <p>26) A Sustainable Design and Construction Statement</p>	

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

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). Granted at appeal 17/10/22.</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. Pending decision.</p>	<ol style="list-style-type: none"> 1) Details of the access, layout, scale, appearance and landscaping. 2) Application for approval of RM no later than 2 years from 17/10/22 3) Development to start no later than 2 years from last reserved matters approval. 4) Accordance with submitted plans 5) Details of site-wide surface water drainage. 6) Details of site-wide surface water drainage maintenance and management of the system. 7) Written Scheme of Archaeological Investigation 8) Protective fencing around all trees, shrubs and other natural features not scheduled for removal. 9) Land contamination 10) If condition 9 identifies potential contaminant, Phase 2 intrusive investigation report required. 11) Remediation scheme if required by condition 10. 12) Contaminated land remediation verification report. 13) Sustainable design and construction statement 14) Construction and Environmental Management Plan (CEMP) 15) Details of foul water sewerage disposal, including associated off-site infrastructure improvements. 16) External lighting 17) Fire services 18) Visibility splays 19) Car-parking and turning areas 20) Secure cycle parking 21) Scheme of ecological mitigation 22) Materials 	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 (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>22/01485/OUTEIA Pending consideration, validated 24/06/22</p>	<p>Phase 2 - 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 Permit with s106, 31/03/2021 CPO Inquiry held 07/09/21-09/09/21. CPO confirmed 11/11/2021.</p> <p>CPO2 Inquiry held 12/12/23-14/12/23.</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"> • 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. 		

		<ul style="list-style-type: none"> • 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). • 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>Site position as at 31/03/22</p> <ul style="list-style-type: none"> • 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. 		
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 (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.		

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. Validated 23/02/2021, Pending Consideration	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					

Figure 1 - Housing Trajectory

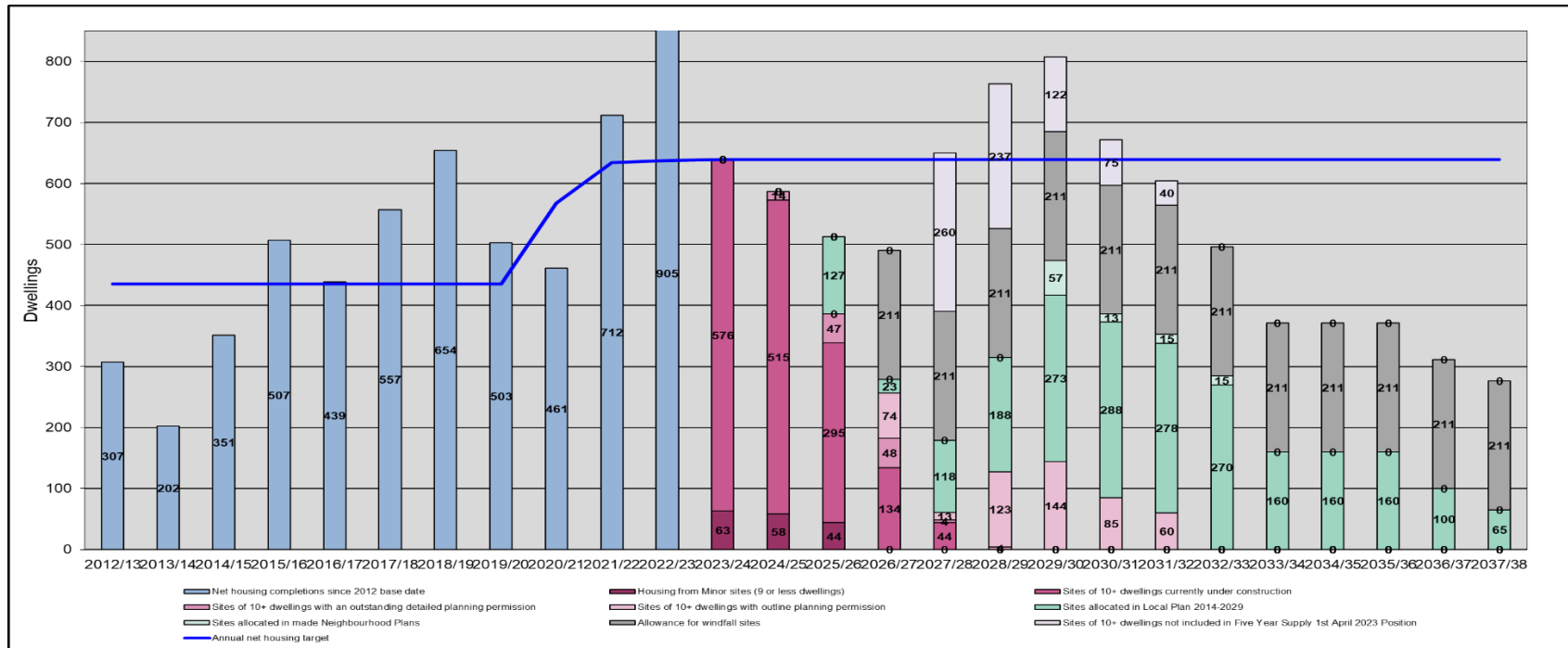


Figure 2 : Actual / projected housing completions against housing target 2012-2038

