



# **Site Allocation: Preferred Approach Development Plan Document**

Methodology and Assessment

**January 2015**

# Contents

|   |    |
|---|----|
| 1 Introduction and setting the Local Plan context                   | 3  |
| 2 Settlement Boundary Methodology                                   | 4  |
| 3 Introduction to residential methodology and assessment            | 8  |
| 4 Stage 1 residential site assessment                               | 13 |
| 5 Stage 2 residential site assessment                               | 14 |
| 6 Stage 3 residential site assessment                               | 15 |
| 7 Appendix 1 Long list of residential sites                         | 17 |
| 8 Appendix 2 Residential sites discounted at first sieve            | 30 |
| 9 Appendix 3 Residential sites discounted at second sieve           | 36 |
| 10 Introduction to employment methodology and assessment            | 44 |
| 11 Stage 1 employment site assessment                               | 49 |
| 12 Stage 2 employment site assessment                               | 50 |
| 13 Stage 3 employment site assessment                               | 51 |
| 14 Appendix 4 Employment/Mixed Use sites discounted at first sieve  | 53 |
| 15 Appendix 5 Employment/Mixed Use sites discounted at second sieve | 56 |

# 1 . Introduction and setting the Local Plan context

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

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

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

## **How to use this document**

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

## 2 . Settlement Boundary Methodology

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

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

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

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

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

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

### Methodology

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

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

## 2 . Settlement Boundary Methodology

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

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

### Assessment

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

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

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

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

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

### Key Requirements:

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

## 2 . Settlement Boundary Methodology

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

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

### Settlement Boundary Assessment Sheet

**Table 2.1**

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

## 2 . Settlement Boundary Methodology

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

## 3 . Introduction to residential methodology and assessment

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

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

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

**Table 3.1 Parishes covered by the Site Allocation DPD for residential**

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

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

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



### 3 . Introduction to residential methodology and assessment

**Table 3.2**

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

### 3 . Introduction to residential methodology and assessment

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

## 3 . Introduction to residential methodology and assessment

### Apuldrum Wastewater Treatment Works

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

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

#### *Policy 5 Parish Housing sites 2014-2029*

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

#### *Policy 14 Development at Chichester City North*

- development at Chichester City North (approximately 130)

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

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

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

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

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

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

## 3 . Introduction to residential methodology and assessment

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

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

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

## 4 . Stage 1 residential site assessment

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

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

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

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

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

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

## 5 . Stage 2 residential site assessment

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

## 6 . Stage 3 residential site assessment

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

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

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

**6.4** For Chichester City Allocations only

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

**6.5** Distance

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

**6.6** Scale

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

**6.7** Access

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

**6.8** Landscape Character - Enclosure and Views

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

## 6 . Stage 3 residential site assessment

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

### 6.9 Land use

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

### 6.10 Potential for mixed use

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



## 7 . Appendix 1 Long list of residential sites

**Table 7.1 Long list of candidate residential sites**

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

## 7 . Appendix 1 Long list of residential sites

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

## 7 . Appendix 1 Long list of residential sites

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

## 7 . Appendix 1 Long list of residential sites

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

## 7 . Appendix 1 Long list of residential sites

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

## 7 . Appendix 1 Long list of residential sites

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

## 7 . Appendix 1 Long list of residential sites

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

## 7 . Appendix 1 Long list of residential sites

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



## 7 . Appendix 1 Long list of residential sites

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

## 7 . Appendix 1 Long list of residential sites

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

## 7 . Appendix 1 Long list of residential sites

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

## 7 . Appendix 1 Long list of residential sites

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

## 7 . Appendix 1 Long list of residential sites

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

## 8 . Appendix 2 Residential sites discounted at first sieve

Table 8.1 List of sites discounted at first sieve

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

## 8 . Appendix 2 Residential sites discounted at first sieve

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

## 8 . Appendix 2 Residential sites discounted at first sieve

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



## 8 . Appendix 2 Residential sites discounted at first sieve

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

## 8 . Appendix 2 Residential sites discounted at first sieve

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

## 8 . Appendix 2 Residential sites discounted at first sieve

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

Table 9.1 List of sites discounted at second sieve

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

## 9 . Appendix 3 Residential sites discounted at second sieve

## 9 . Appendix 3 Residential sites discounted at second sieve

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

## 9 . Appendix 3 Residential sites discounted at second sieve

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

## 9 . Appendix 3 Residential sites discounted at second sieve

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

## 9 . Appendix 3 Residential sites discounted at second sieve

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



## 9 . Appendix 3 Residential sites discounted at second sieve

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

## 9 . Appendix 3 Residential sites discounted at second sieve

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

## 9 . Appendix 3 Residential sites discounted at second sieve

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

## 10 . Introduction to employment methodology and assessment

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

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

**10.2** The following development can be taken from the 25ha

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

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

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

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

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

---

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

## 10 . Introduction to employment methodology and assessment

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

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

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

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

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

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

## 10 . Introduction to employment methodology and assessment

Table 10.2 Long list of candidate employment/mixed use sites

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

## 10 . Introduction to employment methodology and assessment

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

## 10 . Introduction to employment methodology and assessment

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



## 11 . Stage 1 employment site assessment

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

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

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

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

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

## 12 . Stage 2 employment site assessment

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

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

## 13 . Stage 3 employment site assessment

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

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

Strategic Access - Distance from an A road Indicators:

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

Land use

- Brownfield land
- Greenfield land

Economic Constraints/Infrastructure requirements Indicators:

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

Sustainable transport access and road access Indicators:

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

Profile and visibility of location Indicators:

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

## 13 . Stage 3 employment site assessment

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

Below average - visible, on a minor road or estate

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

### Access to local services

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

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

Average - close to a limited range of basic services

Below average - close to one or two services

Low - no services in close proximity

(close – within approx. 10 minutes walk)

### Character of Area

High - well established commercial area

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

Average - mixed commercial and residential area

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

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

### Environmental characteristics

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

**Table 14.1 List of sites discounted at first sieve**

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

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

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

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

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

Table 15.1 List of sites discounted at second sieve

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

## 15 . Appendix 5 Employment/Mixed Use sites discounted at second sieve





**backCover**