

# **Chichester District Council Housing and Economic Land Availability Assessment**

## **Appendix 2**

### **Sites rejected with reasons**





**Appendix 2 Sites rejected with reasons****Birdham**

HELAA ID	Site Address	Proposed Use	Reason for rejection
HBI0002	Land east of Birdham	Housing	Isolated location, detached from the settlement boundary.
HBI0007	Land at Kelly's Nursery, Bellfield Nursery and Koolbren Nursery	Housing Employment	Loss of employment land.
HBI0012	Land at Seldens, Bell Lane	Housing	Detached from the settlement boundary.
HBI0017	Land west of the Saltings	Housing	Impact on the AONB.
HBI0019	Chichester Marina	Housing Mixed-use Employment	Impact on the AONB.
HBI0023	Wophams Lane Nursery	Housing	Isolated location, detached from the settlement boundary.
HBI0024	Land west of Chaffinch Close, Burlow Close and Florence Close	Housing	Impact on the AONB.
HBI0025	Land west and south of Russell's Garden Centre	Housing	Detached from the settlement boundary.
HBI0026	Land at Russell's Garden Centre	Housing	Loss of employment land.
HBI0027	Land east of Westlands	Housing Mixed-use	Impact on the AONB.
HBI0028	Pinks Four, Bell Lane	Gypsy and Traveller	Unsuitable for residential; other uses would need to be tested through further detailed work.

**Bosham**

HELAA ID	Site Address	Proposed Use	Reason for rejection
HBO0003	Land south of Willowfield	Housing	Severed from the main settlement by the railway line.
HBO0006	Cricket Ground, Delling Lane	Housing Mixed-use	Impact on the AONB.
HBO0007	Land south of the Old Bridge	Housing	Impact on the AONB.

	(Butts)	Mixed-use	
HBO0008	Railway Arch	Housing	Flood constraints.
HBO0009	Land at Ham Farm, Main Road	Housing Mixed-Use	Detached from the settlement boundary.
HBO0011	Land west of Bosham House (Kenwoods), Main Road	Housing	Detached from the settlement and impact on the setting of the AONB.
HBO0012	Land at Dolphin House, Delling Lane	Housing	Impact on the AONB.
HBO0013	Southfield, Delling Lane	Housing	Impact on the AONB.
HBO0015	Land at Crede Farm, Walton Lane	Housing	impact on the AONB.
HBO0016	Burnes Shipyard, Moreton Road	Housing	Impact on the AONB.
HBO0017	Land adjacent Southwater	Housing	Impact on the AONB.
HBO0021	Land west of Delling Lane	Housing	Impact on the AONB.
HBO0022	The French Gardens	Housing	Detached from the settlement boundary beyond the railway line.

### Boxgrove

HELAA ID	Site Address	Proposed Use	Reason for rejection
HBX0002	Land north of Boxgrove Primary School	Housing	Adverse impact on setting of the South Downs National Park. Development of the north-east of the site unsuitable as it would impact upon the Conservation Area and the historic environment.
HBX0006	Land east of The Street	Housing	Does not relate well to the settlement of Boxgrove due to its proximity to the A27.
HBX0007	Land north of Boxgrove Priory	Housing	Impact on the setting of the South Downs National Park and Boxgrove Priory; site does not relate well to Boxgrove.
HBX0008	Land east of The Priory	Housing	Impact on Boxgrove Priory and wider setting of the area.
HBX0009	Land at The Folly, Tinwood Lane, Halnaker	Housing	Detached from Boxgrove village, and impact on the setting of the South Downs National Park and the wider landscape.
HBX0010	Land southeast of Stane Street	Housing	Impact on the setting of the South Downs National Park and potential impacts on designated heritage assets.
HBX0011	Land north of Temple Bar	Mixed-use	Detached from any settlement boundary.

	Business Centre	Employment	
HBX0012	Land south of Corner Cottage	Housing	Detached from any settlement boundary.

**Chichester**

HELAA ID	Site Address	Proposed Use	Reason for rejection
HCC0009	Land at St Pancras	Housing	Loss of employment.
HCC0037	Land at Fairyhill and Fairy Cottage, Old Broyle Road	Housing	Detached from settlement boundary.
HCC0038	Land north of new Bridge Farm	Housing	Detached from a settlement boundary.
HCC0039	Land east of Salthill Road	Housing	Detached from a settlement boundary.
HCC0042	Land adjacent to Chichester Nursery School	Housing	Allocated for open space in Chichester Local Plan and is therefore unsuitable for development.

**Chidham & Hambrook**

HELAA ID	Site Address	Proposed Use	Reason for rejection
HCH0007	Land at Cox's Barn	Housing	Significant access constraints.
HCH0010	Land at Malthouse Nursery	Housing	Impact on the AONB.
HCH0012	Land east of Broad Road and west of Drift Lane	Housing Employment	Detached from a settlement boundary.
HCH0013	Land west of Drift Lane	Housing	Detached from a settlement boundary.
HCH0014	Pottery Field (whole), Land west of Nutbourne West	Housing	Adverse impact on the landscape.
HCH0016	Pottery Field (centre and east), Land west of Nutbourne East	Housing	Adverse impact upon the landscape.
HCH0017	Land east of Cot Lane	Housing	Impact on the AONB.
HCH0021	Land at Greenacre Nursery	Housing	Impact on the AONB.
HCH0022	Land at Cuckoos Corner	Housing	Detached from the settlement boundary.
HCH0023	Land to the rear of Far Close and Oaklands	Housing Employment	Detached from the settlement boundary.
HCH0024	Land at Scants Road West	Housing Employment	Significant access constraints.

HCH0025	Land at Coombe Leigh	Housing	Detached from the settlement boundary.
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**Donnington**

HELAA ID	Site Address	Proposed Use	Reason for rejection
HD0006	Land west of Poyntz Bridge	Tourism	Access constraints.
HD0007	Land north of Wiston Avenue	Employment	Loss of open space.

**Earnley**

HELAA ID	Site Address	Proposed Use	Reason for rejection
HE0001	Land between 133-137 Almodington Lane	Housing	Detached from the settlement boundary.

**East Wittering & Bracklesham**

HELAA ID	Site Address	Proposed Use	Reason for rejection
HEWB0014	South Downs Holiday Park	Housing	Loss of tourist accommodation.

**Fishbourne**

HELAA ID	Site Address	Proposed Use	Reason for rejection
HFB0004	Land west of Blackboy Lane	Housing Mixed-use Employment	Impact on the landscape setting and long distance views.
HFB0009	Land north of Fishbourne Road West	Housing	Openness and the impact on the landscape setting of the Fishbourne Roman Palace.
HFB0016	Land at Deeside Avenue	Housing	Identified in the Fishbourne Neighbourhood Plan.
HFB0017	Land to the rear of 69 Fishbourne Road	Housing	Impact on the AONB.
HFB0020	Land west of Portsmouth Water Company	Housing	Impact on the AONB.

HFB0022	Land at Fishbourne East, Ham Farm, Main Road	Housing Employment	Detached from the settlement boundary.
HFB0025	Poltooks East, Poltooks Farm, Clay Lane	Housing	Detached from the settlement boundary.
HFB0026	Land south of Lower Turnpike Nursery	Housing	Detached from the settlement boundary.

### Funtington

HELAA ID	Site Address	Proposed Use	Reason for rejection
HFU0002	Land west of Cheesemans Lane	Housing Employment	Detached from the settlement boundary and the strategic road network.
HFU0004	Site 1, Northlands Farm	Housing Mixed-use	Detached from the settlement boundary.
HFU0005	Site 2, Northlands Farm	Housing Mixed-use	Detached from the settlement boundary.
HFU0006	Site 3, Northlands Farm	Housing Mixed-use	Detached from the settlement boundary.
HFU0007	Land southwest of Newells Lane	Housing	Detached from the settlement boundary.
HFU0008	Land northeast of Newells Lane	Housing	Detached from the settlement boundary.

### Hunston

HELAA ID	Site Address	Proposed Use	Reason for rejection
HHN0001	Land at junction of A27 and Hunston Road	Housing	Detached from the main residential area and severed from Chichester by the A27.
HHN0004	Land south of Carmelite Convent	Housing	Detached from the settlement boundary.
HHN0006	Land north of 10 Oak View	Housing	Loss of open space - allotments.
HHN0011	Hunston Dairy Farm	Housing	Detached from a settlement boundary.
HHN0012	Land at Chrislee	Housing	Detached from a settlement boundary.
HHN0013	Land at Bridge Farm (west of Orchardside)	Housing	Land held under a National Trust covenant.

HHN0014	Land at Farmfield Nursery	Housing	Detached from a settlement boundary.
HHN0015	Lomas and sons Farm	Housing	Detached from a settlement boundary.

**Kirdford**

HELAA ID	Site Address	Proposed Use	Reason for rejection
HKD0001	Land at Townfield	Housing	Allocated for open space within the Kirdford Neighbourhood Plan.

**Lavant**

HELAA ID	Site Address	Proposed Use	Reason for rejection
HLV0001	Land north of Marchwood	Housing	Located in the Local Gap allocated in the Lavant Neighbourhood Plan.
HLV0005	Land north of Maddox Wood	Housing	Located in the Local Gap allocated in the Lavant Neighbourhood Plan.
HLV0006	Land east of Lavant Road	Housing	Located in the Local Gap allocated in the Lavant Neighbourhood Plan.
HLV0007	Raughmere Farm	Housing	Located in the Local Gap allocated in the Lavant Neighbourhood Plan.

**Loxwood**

HELAA ID	Site Address	Proposed Use	Reason for rejection
HLX0004	Land at Loxwood House	Housing	Adverse impact on landscape.

**Lynchmere**

HELAA ID	Site Address	Proposed Use	Reason for rejection
HLY0007	Land at Sturt Avenue	Housing	Flooding and access constraints.
HLY0009	Land to the North of Lynchmere	Housing	Detached from a settlement boundary.



	Road		
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### North Mundham

HELAA ID	Site Address	Proposed Use	Reason for rejection
HNM0003	Land east of Hermitage Close	Housing	Significant access constraints.
HNM0008	Land between North Mundham and Runcton	Housing	Environmental constraints.
HNM0011	Land east of Church Road	Housing	Adverse impact on setting of a designated heritage asset.
HNM0013	Land at Charmans, north of Lagness Road	Housing	Adverse impact on landscape.
HNM0016	Land at Deltoid Field, east of Vinnetrow Road	Housing	Detached from a settlement boundary.
HNM0017	Land south of Bognor Road	Employment	Detached from a settlement boundary.
HNM0019	Land at Stoney Meadow Farm	Housing	Adverse impact on landscape.
HNM0021	Chichester Food Park – land north of grain store	Housing Employment	Site is in the Runcton HDA and is unsuitable for housing and employment as it is detached from the settlement boundary.
HNM0022	Chichester Food Park – land east of grain store	Mixed-use Employment	Site is in the Runcton HDA and is unsuitable for residential-led mixed use or employment uses.
HNM0023	Land south of Bognor Road (Brick Kiln east)	Housing	Detached from a settlement boundary.

### Oving

HELAA ID	Site Address	Proposed Use	Reason for rejection
HOV0001	Westside House	Housing	Detached from a settlement boundary.
HOV0006	Lansdowne Nursery	Housing	Detached from a settlement boundary.
HOV0007	Drayton Depot, Drayton Lane	Employment	Loss of employment land.
HOV0011	Chichester Garden Centre	Housing Employment	Loss of employment land.
HOV0012	Sherwood Nursery	Housing	Detached from a settlement boundary.
HOV0013	Land at Shopwyke Industrial	Housing	Loss of employment land.

	Centre		
HOV0015	Land at Oving Manor	Housing	Impact on the setting of designated heritage assets.
HOV0016	Land west of Gribble Lane	Housing	Detached from a settlement boundary.
HOV0017	Land east of Drayton Lane	Housing	Detached from a settlement boundary.
HOV0018	Land west of Jubilee Hall	Housing	Detached from a settlement boundary.
HOV0019	Land surrounding Oving	Housing	Detached from a settlement boundary.

**Plaistow & Ifold**

HELAA ID	Site Address	Proposed Use	Reason for rejection
HPI0004	Land at Springfield Farm	Housing	Detached from a settlement boundary.
HPI0005	Land north of Todhurst	Housing	Access and environmental constraints.

**Selsey**

HELAA ID	Site Address	Proposed Use	Reason for rejection
HSY0006	Land west of the paddocks	Housing	Flood constraints.
HSY0010	Land north of Selsey	Housing Mixed-use	Adverse impact on landscape.

**Sidlesham**

HELAA ID	Site Address	Proposed Use	Reason for rejection
HSI0001	Land north of Keynor Cottage	Housing	Detached from a settlement boundary.
HSI0003	Land west of Selsey Road and north of Keynor Lane	Housing	Detached from a settlement boundary.

**Southbourne**

HELAA ID	Site Address	Proposed Use	Reason for rejection
HSB0002	Land south of Kings Court	Housing	Impact on the AONB.

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HSB0006	Land north of Woodfield Park Road	Housing	Loss of significant areas of woodland under Tree Preservation Order.
HSB0010	Land west of Nutbourne West	Housing	Impact on the AONB.
HSB0012	Land north of Main Road at Oaks Farm and Scrap Yard	Housing	Loss of employment land.
HSB0019	Land north of South Lane	Housing	Significant constraints due to incidence of high pressure gas pipe.
HSB0022	Land west of Tuppenny Lane	Housing	Retention of the settlement identity of Hermitage.
HSB0025	Land west of Prinsted Lane	Housing	Impact on the AONB.
HSB0029	Camp and Caravan Club Site	Housing	Loss of tourism use.
HSB0031	Land west of Stein Road	Housing	Significant constraints due to incidence of high pressure gas pipe.
HSB0037b	Land north of A27 (second part of Land between Southbourne and Hambrook)	Housing Mixed-use Employment	Detached from a settlement boundary.
HSB0038	Land south of Gosden Green and west of Prinsted Lane	Housing	Impact on the AONB.
HSB0040	Land to the south of Main Road, Hermitage	Housing	Impact on the AONB.

**Tangmere**

HELAA ID	Site Address	Proposed Use	Reason for rejection
HTG0005	Land at City Fields Wat	Housing	Allocated for employment in the Chichester Local Plan. Employment uses should be retained.
HTG0009	Concrete Apron	Housing	Located within Tangmere HDA.
HTG0013	Land southeast of Tangmere	Housing	Located within Tangmere HDA; detached from a settlement boundary.
HTG0015	Land at Tangmere Airfield	Housing	Detached from a settlement boundary.

**West Itchenor**

HELAA ID	Site Address	Proposed Use	Reason for rejection
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HWI0001	Land at the Boatyard	Housing	Loss of employment land.
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**West Wittering**

HELAA ID	Site Address	Proposed Use	Reason for rejection
HWW0008	Land north of Summerfield Road	Housing	Impact on the AONB.
HWW0009	Land at Bramber Plant Centre	Housing	Detached from a settlement boundary.

**Westbourne**

HELAA ID	Site Address	Proposed Use	Reason for rejection
HWE0001	The Foxmeadow Stud	Housing Employment	Detached from a settlement boundary; remote from the strategic road network.
HWE0002b	Chantry Hall Farm, Foxbury Lane	Housing	Allocated for car parking and open space in the Westbourne Neighbourhood Plan. Development of the site would be contrary to Neighbourhood Plan policy.
HWE0003	Land north of Longcopse Lane	Housing	Allocated as a paddock as part of Policy SS2 of the Westbourne Neighbourhood Plan. Development of the site would be contrary to Neighbourhood Plan policy.
HWE0010	Land adjacent North Street and Paradise Lane	Housing	Flood constraints.
HWE0012	Land at Mill Lane	Housing	Loss of open space and potential for flooding.
HWE0013	Land east of Whitechimney Row	Housing Mixed-use	Detached from a settlement boundary.

**Westhampnett**

HELAA ID	Site Address	Proposed Use	Reason for rejection
HWH0003	Land east of Rolls Royce	Housing Mixed-use Employment	Impact on long distance views to the South Downs National Park. Site forms part of the buffer for the Rolls Royce factory.
HWH0004	Land south of Stane Street and	Housing	Detached from a settlement boundary.

	east of 11 Stane Street		
HWH0005	Land east of Dairy Lane	Housing	Loss of garden use for properties to the west of Dairy Lane.
HWH0006	Land west of Rolls Royce	Housing Mixed-use Employment	Situated underneath a Goodwood safeguarding flight path.
HWH0010	Corner of Claypit Lane and Madgwick Lane	Housing	Situated underneath a Goodwood safeguarding flight path.
HWH0012	Former civil defence site	Housing	Detached from a settlement boundary and located underneath a Goodwood safeguarding flight path.
HWH0013	Westerton Farm	Housing	Detached from a settlement boundary.
HWH0014	Land north of Maudlin Farm	Housing	Detached from a settlement boundary.
HWH0015	Paddock at Westerton House	Housing	Detached from a settlement boundary.

**Wisborough Green**

<b>HELAA ID</b>	<b>Site Address</b>	<b>Proposed Use</b>	<b>Reason for rejection</b>
HWG0018	Land at Coed Afal	Housing	Significant access constraints.