

Chichester Local Plan: Key Policies 2014-2029

Housing Implementation Strategy



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1 . Introduction

Introduction

1.1 This Housing Implementation Strategy has been prepared to support the Chichester Local Plan Key Policies 2014-2029.

1.2 The requirement to provide a HIS is identified in the National Planning Policy Framework (NPPF) which states that local planning authorities should: *"for market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target"* (paragraph 47, 4th bullet point)

1.3 This Strategy sets out in detail the Council's proposed approach to managing the delivery of housing over the Local Plan period to 2029. Specifically it identifies:

- The sources of housing supply that will contribute to meeting the Plan's housing targets;
- The potential timescales for the phasing and delivery of development in different locations as set out in the Local Plan housing trajectory;
- The proposed mechanisms for delivering housing;
- The potential risks to housing delivery, both in terms of meeting the overall Plan target and ensuring a continuing five year supply of housing land;
- Potential contingencies for addressing these risks, where necessary; and
- The Council's proposed approach to monitoring and managing housing delivery.

Current Housing Position

2.1 Over the period 2001-12, net completions in the Local Plan area have averaged around 350 homes per year. This relatively low rate of housing delivery partly reflects the lack of an up-to-date development plan, since most of the sites allocated in the previous Chichester District Local Plan 1999 have now been built out.

2.2 The most recent housing supply position is set out in the Council's report on Five Year Housing Land Supply 2014-2019, published in October 2013. This shows a five year housing supply shortfall of 956 net dwellings for Chichester District as a whole (including the area within the South Downs National Park), measured against the district housing requirement previously set in the South East Plan.

2.3 In response to the continuing housing supply shortfall, the Council has adopted an Interim Policy Statement on housing titled 'Facilitating Appropriate Development (FAD)'. The FAD lists interim policy criteria that will be used by the Council to assess planning applications for housing development outside existing Settlement Policy Areas. The intention is to encourage new housing to come forward to address the five year housing shortfall in the period before adoption of a new Local Plan.

Local Plan Strategy for Housing

2.4 The Local Plan seeks to deliver around 7,000 homes over the period 2012-2029, an average of 410 net dwellings per year.

2.5 The Local Plan identifies that this housing will be met from several sources:

- Planning permissions and identified housing sites
- Strategic development locations
- Parish level housing
- Small sites windfall allowance

2.6 The key Local Plan policies relating to housing delivery are as follows.

- **Policy 4** sets an overall target to deliver 6,973 homes over the period 2012-2029, and indicates the broad distribution of housing across the Plan sub-areas. The policy identifies the different sources of housing provision, including strategic development locations specifically allocated in the Plan, and additional parish housing sites to be allocated in neighbourhood plans and Development Plan Documents (DPDs).
- **Policy 5** sets indicative housing numbers for individual parishes, to be provided through small scale housing sites to meet local community needs.
- **Policies 15-18** allocate land for strategic mixed use developments at West of Chichester, Shopwyke, Westhampnett/North East Chichester and Tangmere, which together will deliver 3,000 homes.
- **Policies 20, 23 and 24** provide for the allocation of land at the settlement hubs of Southbourne, Selsey and East Wittering/Bracklesham, which together will deliver 550 homes.

2 . Current Housing Position

2.7 The base date for Local Plan housing delivery is 1 April 2012. Table 7.1 in the Local Plan Key Policies Preferred Approach consultation document set out the proposed breakdown of housing provision from different sources of housing supply at that date. Appendix 1c in the Preferred Approach document presented a detailed housing trajectory, setting out the projected annual housing delivery from different sources over the Local Plan period to 2029.

Updated Housing Supply Position

2.8 Table 1 below presents the updated assessment of projected housing supply set out in Table 7.1 in the Local Plan Key Policies Pre-Submission document. The table updates the housing supply figures to 1 October 2013 and shows how this housing supply compares to the Local Plan housing target. The updated figures include:

- Net housing completions for the year to 31 March 2013
- Net housing commitments (planning permissions and identified housing sites) updated to 1 April 2013
- Further housing sites gaining planning permission or a Council resolution to permit since the 1 April 2013

2.9 As indicated in the Local Plan, where appropriate, planning permissions on sites of 6 or more dwellings have been offset against the relevant parish housing numbers, which have been reduced accordingly.

2.10 The table indicates that completions in the year to 31 March 2013 totalled 307 net dwellings, which is well below the Plan target of 410 dwellings per year. However, the projected Local Plan housing supply for the period to 2029 has increased overall by a net total of 160 dwellings. This is due to additional housing sites permitted that were not accounted for in parish housing numbers (e.g the recent permission at Maudlin Nursery, Westhampnett).

2 . Current Housing Position

Table 1: Local Plan Housing Supply Position

	East-West Corridor	Manhood Peninsula	North of Plan area	Plan Area Total
Total Housing provision 2012-2029	5,821	813	339	6,973
Net housing completions	271	36	0	307
Remaining Local Plan housing requirement	5,550	777	339	6,666
<i>Existing housing commitments & windfall allowance</i>				
Planning permissions & identified housing sites	2,150	416	21	2,587
Small sites windfall allowance	328	198	92	618
Total yield from existing sources	2,478	614	113	3,205
<i>Sites to be identified in the Local Plan</i>				
Strategic allocations	2,800	150	0	2,950
Parish housing sites	364	107	200	671
Total Strategic & Parish Housing	3,164	257	200	3,621
Total Housing Supply	5,642	871	313	6,826
Housing Supply compared to Local Plan requirement	+92	+94	-26	+160

3 . Sources of Housing Supply

Sources of Housing Supply

1. *Planning permissions and identified housing sites*

3.1 The figures for planning permissions and identified sites are taken from the Council's annual housing development monitoring assessment. The housing delivery and phasing assumptions presented in Table 1 are those used to inform the Council's published Five Year Housing Land Supply Assessment 2014-2019.

3.2 They include:

- Commitments on large sites of 6 or more dwellings with planning permission or allocated in the Local Plan for housing development, which are considered to be deliverable;
- Projected housing yield from small sites (fewer than 6 dwellings) with planning permission;
- Sites with planning permission approved subject to a planning agreement or granted since 1 April 2013;
- Other sites within existing defined Settlement Policy Areas.

3.3 The Five Year Housing Land Supply Report provides a detailed explanation of the Council's approach to assess the likely delivery and phasing of identified housing developments. Appendix 2 of the Report lists all sites of 6 or more dwellings included in the assessment, provides comments on the deliverability of each site, and estimates net dwelling completions.

2. *Large Strategic Development Locations*

3.4 The Local Plan Key Policies document allocates land for large strategic housing or mixed use development at four locations, namely:

- West of Chichester – 1,000 homes
- Shopwyke – 500 homes
- Westhampnett/North East Chichester – 500 homes; and
- Tangmere – 1,000 homes.

3.5 These sites comprise the largest single element of planned housing delivery and are therefore critical to achieving the overall strategy for housing development.

3.6 Detailed analysis of the suitability, potential housing capacity and deliverability of these sites has been undertaken as part of the Plan preparation process. This has included:

- regular ongoing liaison between Council officers and the relevant site promoters, statutory agencies and key service providers;
- specific background studies looking at key issues affecting site deliverability (e.g transport/highways impacts, wastewater capacity and biodiversity); and
- public consultation on strategic locations and development options (particularly the Focus on Strategic Growth Options (Jan/Feb 2010) and the Housing Numbers and Locations consultation (Aug/Sept 2011)).

3.7 Local Plan Policy 7 specifies that development at each of the strategic development locations should be planned in a coordinated way through a comprehensive masterplanning process. This will involve a process of consultation and dialogue with the local community, as well as input from the Council and other key stakeholders.

3.8 The masterplans will outline the overall vision and concept for each location and provide a clear and consistent framework for development. They will also include a delivery strategy which sets out the intended implementation and phasing of development, identifies responsibilities for delivery and sources of funding.

3.9 The Council has now resolved to grant outline permission (subject to a S106 agreement) for most of the proposed allocation at Shopwyke. Work to map out the process and timescales for masterplanning the other large strategic developments is now underway, involving Council officers, site promoters, parish councils/local communities and other key stakeholders.

3. Parish Level Housing

3.10 The Local Plan makes provision for sites suitable for small scale housing to be identified at the parish level to address the needs of local communities. Local Plan Policy 5 sets out indicative housing numbers for each parish within the Plan area. These provide a broad indication of the scale of housing that the Council and individual parishes will seek to identify through future planning documents.

3.11 The Plan indicates that suitable housing sites will be identified primarily by local communities through neighbourhood plans. In areas where parish councils do not wish to prepare a neighbourhood plan, the Council will work with the parishes to identify sites in a Site Allocations DPD which will be prepared following adoption of the Local Plan.

3.12 In addition, Policies 20, 23 and 24 provide for the identification of sites for strategic housing and supporting community facilities at the settlement hubs of Southbourne, Selsey and East Wittering/Bracklesham. Provision has now been made for these sites to be identified through neighbourhood plans, similar to parish housing sites.

3.13 In total, the Plan makes provision for 550 homes to be delivered at the settlement hubs of Southbourne, Selsey and East Wittering/Bracklesham and a further 775 homes on parish housing sites elsewhere.

3.14 The parish level housing provision identified in the Local Plan has been based on a detailed assessment of the housing potential and capacity of individual parishes and settlements. This analysis considered the size and character of individual settlements within each parish, together with the availability of everyday services and facilities, levels of accessibility and public transport. It took account of the potential availability and deliverability of sites, drawing on the Council's Strategic Housing Land Availability Assessment (SHLAA) (updated in March 2013) and information on development constraints based on background evidence and studies undertaken to inform the Local Plan. The proposed housing numbers for individual parishes was further informed by consultation with parish councils through the Parish Housing Numbers consultation (Sept-Nov 2012). A detailed explanation and justification for the parish housing numbers is presented in the Settlement Capacity Profiles background document.

3 . Sources of Housing Supply

4. Small Sites Windfall Allowance

3.15 The Local Plan housing provision figures includes an allowance for windfall sites, which are defined in the NPPF as *“Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available”*.

3.16 The NPPF (paragraph 48) indicates that inclusion of a windfall allowance in the housing provision figures is justifiable, subject to compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply; the allowance being realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends; and the allowance not including residential gardens.

3.17 Historically, a significant proportion of housing development across the District has come forward on small sites of less than 6 homes, comprising small infill sites, changes of use and conversions. Such sites fall below the threshold of 6+ dwellings used for identifying sites in the SHLAA and are considered too small to be likely candidates for allocation in plan documents.

3.18 The level of housing projected to come forward on small windfall sites in the Local Plan is based on historic trends for small site completions (excluding residential gardens) over the past decade (2003-2013). These figures show an average of 47 net dwellings per year completed on small sites of less than 6 net dwellings. Whilst the figures have fluctuated from year to year, there is no clear trend suggesting that small site completions are either increasing or reducing. Therefore, it is considered justifiable to extrapolate forward on the basis of these past average figures.

3.19 The Local Plan allowance for small windfalls has been adjusted to avoid double counting with existing planning permissions and is therefore only included in the housing trajectory from 2015/16 onwards.

3.20 Similarly, to avoid any potential double counting with the parish housing numbers, developments of less than 6 net dwellings will not generally be counted against parish housing targets. In a few rural parishes with very low housing provision targets, it may prove necessary for some sites of under 6 dwellings to be allocated in order to meet the parish requirement. However, these instances are not considered likely to compromise the windfall housing allowance in the Plan.

4 . Housing Delivery and Phasing

Housing Delivery and Development Phasing

4.1 The phasing of housing delivery over the Local Plan period is critical to ensuring the soundness of the Plan, since the NPPF requires that the Plan should identify a continuing five year supply of housing land.

4.2 Table 2 sets out the current five year housing land supply position for the Plan area (as at 1 April 2013) based on the proposed Plan housing target of 410 homes per year. As shown in the table, there is a potential shortfall of 812 net dwellings based on existing sources of housing supply (including a small site windfall allowance). To overcome this deficit, the Plan needs to make provision for additional housing early in the Plan period, to address the five year supply shortfall.

Table 2: Local Plan Five Year Housing Land Supply 2014-2019

Housing requirement 2014 - 2019	Chichester Plan Area
Local Plan housing requirement 2014-2019	2,050
Shortfall against Local Plan requirement 2012-2013	103
Projected shortfall against Local Plan requirement 2013-2014	122
Adjusted housing requirement 2014-2019	2,275
Additional 20% buffer	455
Total housing requirement 2014-2019	2,730

Projected housing supply 2014 - 2019	Chichester Plan Area
Realistic commitments on sites of 6+ dwellings at 1 April 2013	889
Projected housing from permissions on small sites (<6 dwellings)	91
Further sites of 6+ dwellings with permission granted since 1 April 2013	639
Other sites within Settlement Policy Areas (6+ dwellings)	151
Total identified housing supply	1,770
Windfall allowance on sites of under 6 dwellings	148
Total projected housing supply	1,918

Five year supply assessment 2014-2019	Chichester Plan Area
Projected housing surplus/shortfall	-812

4 . Housing Delivery and Phasing

4.3 A major obstacle to delivering housing early in the Plan period is the constraint imposed by limited wastewater treatment capacity, prior to the proposed upgrade of the Tangmere WwTW in 2019. Table 3 illustrates the limited wastewater headroom available. The table compares the outstanding headroom for new housing in each wastewater catchment area (based on analysis by Southern Water) against the planned housing in each catchment area.

Table 3: Wastewater Treatment Capacity and Planned Housing Development

WwTW Catchment	Current available wastewater capacity	Identified sites & Local Plan housing	Remaining wastewater capacity
South of Plan area			
Apuldram	770	627	143
Bosham	400	53	347
Pagham	700	69	631
Sidlesham	1,000	386	614
Tangmere	800	805	-5
Thornham	1,700	411	1,289
Tangmere (post-2019)	3,000	2,350	650
North of Plan area			
Kirdford	60	60	0
Loxwood	80	73	7
Wisborough Green	200	60	140

4.4 The table clearly indicates the prime importance of securing the expansion of the Tangmere WwTW in order to deliver the large strategic allocations. However, the figures verify that there is currently sufficient wastewater capacity to accommodate the planned parish housing provision, although there is limited spare headroom in some areas. This is particularly true of the Apuldram and Tangmere WwTW catchments (prior to the upgrade of the Tangmere WwTW). The margins could be further reduced if additional housing comes forward in these areas due to planning applications and appeals currently in the pipeline or future large windfall sites.

4.5 Due to the wastewater capacity constraints, the proposed large strategic allocations in the Chichester/Tangmere area are not considered deliverable until after 2019, with the exception of Shopwyke where the majority of the proposed allocation now has outline planning permission.

4.6 This places importance on delivering smaller housing sites in areas where wastewater capacity is available, particularly the settlement hubs of Southbourne, Selsey and East Wittering/Bracklesham and parish housing sites elsewhere. As previously noted, the intended mechanism for delivery of these sites is through neighbourhood plans or a Site Allocations DPD to be prepared by the Council.

Analysis of Potential Phasing and Risks to Delivery

4.7 In order to assess the potential phasing of housing delivery over the Local Plan period, the Council has undertaken a detailed analysis of every strategic location and parish proposed for housing in the Plan.

4.8 Appendix 1 presents detailed schedules for each of the four large strategic development locations (West of Chichester, Shopwyke, Westhampnett/NE Chichester and Tangmere). These schedules show:

- The level of housing proposed at each strategic location
- The proposed mechanism(s) and timescales for delivering housing, through the masterplanning process and the role(s) of key stakeholders responsible for development delivery insofar as these have been established to date
- Specific identified risks to housing delivery (see also the section on 'Risks and Contingencies')
- Comments on phasing of housing delivery assumed in the Local Plan

4.9 Appendix 2 provides similar analysis for parish level housing identified in the Plan, where sites have not yet been identified. These schedules show:

- The Local Plan housing target and the outstanding requirement taking account of any sites permitted since the Plan base date of 1 April 2012
- The proposed mechanism(s) and timescales for delivering housing, including any parish council progress in preparing a neighbourhood plan
- Housing sites permitted or proposed
- Identified SHLAA potential (based on the 2013 SHLAA update)
- Comments on phasing of housing delivery assumed in the Local Plan
- Potential risks to housing delivery

1. Phasing of strategic development locations

4.10 As previously indicated, the four large strategic development allocations represent the largest single element of the Local Plan housing figure. However, excepting the 500 homes at Shopwyke, the remaining housing proposed on the large strategic sites will require provision of additional wastewater treatment capacity. The preferred solution identified in the Local Plan is to increase capacity at the Tangmere WwTW. However, this is dependent on securing OfWAT funding and is not expected to occur until 2019. The relevant service provider (Southern Water) and statutory body (Environment Agency) have a baseline position that three remaining strategic locations cannot come forward for development until the improvements at Tangmere WwTW are carried out. They have stated that it may be possible for developments to provide temporary or permanent onsite wastewater treatment solutions, but only if this can be demonstrated to be

4 . Housing Delivery and Phasing

acceptable in environmental terms. In this case, development could potentially commence earlier than 2019. To date, no acceptable onsite wastewater solutions have been demonstrated, therefore the remaining large strategic sites have been phased after 2019 in the Local Plan housing trajectory.

4.11 In addition to the wastewater capacity issues, Appendix 1 lists specific identified risks to delivery for each of the three outstanding large strategic locations. In each case, Council officers are actively seeking solutions to these site specific issues in liaison with the site promoters and other key stakeholders. The aim is either to address the risk directly or identify potential contingencies prior to Local Plan submission.

4.12 As previously mentioned, the proposed approach for bringing forward development at the large strategic locations is through a comprehensive process of masterplanning, involving all relevant stakeholders. The specific mechanisms and responsibilities for masterplanning are likely to vary between the respective strategic locations (for example, at Tangmere the parish council has indicated that it wishes to incorporate the masterplanning work in a neighbourhood plan). In each location, the Council recognises the need to establish a clear process and timetable for masterplanning, and to gain the agreement of the key parties. The Council is looking to progress this work prior to Plan submission.

4.13 The intended implementation and phasing of development at the large strategic locations will be guided by the masterplans. For the Local Plan housing trajectory, all the strategic locations are assumed to deliver 100 dwellings per year commencing in 2019. The scale of housing delivery will clearly be affected by housing market conditions, however 100 units per year is considered to be achievable for large sites, where there is more than one house builder.

2. Phasing of parish level housing

4.14 Of the 19 parishes where small or medium scale housing is proposed, 12 have now received neighbourhood plan designations. In most of these parishes, preparation of neighbourhood plans is now underway. The Council has recently written to all parish councils requesting details of their proposed neighbourhood plan timetables. It is envisaged that, for most parishes, neighbourhood plan preparation is likely to take around 18 months to 2 years to complete. Therefore, housing sites are unlikely to be allocated through neighbourhood plans until 2015/16. Additionally, there is some risk that neighbourhood plans will not be found sound at examination or will be rejected at the public referendum stage (see discussion in the 'Risks and Contingencies' section).

4.15 In parishes where the parish council does not wish to prepare a neighbourhood plan, the Local Plan indicates that the District Council will identify housing sites through a Site Allocations DPD. The indicative timetable set out in the published Local Development Scheme (LDS) indicates that work to identify sites will be undertaken in late 2013/early 2014, followed by public consultation on draft Site Allocations document in Spring 2014. Proposed Plan submission is scheduled for Spring 2015, with adoption of the DPD expected in October 2015.

4.16 The Council is also proposing to prepare an Area Action Plan (AAP) for Chichester City which will identify potential opportunities for development. The LDS timetable indicates public consultation on preferred options in Spring 2015, leading to Plan submission in Spring 2016 and expected adoption of the AAP in October 2016.

4 . Housing Delivery and Phasing

4.17 Although small scale housing sites are unlikely to be formally allocated in plans until 2015/16, there is potential for sites to come forward at an earlier date through planning applications. The five year housing land supply shortfall has generated a significant number of planning applications from landowners and developers. This has also been encouraged by the District Council's interim guidance on 'Facilitating Appropriate Development' (FAD).

4.18 Since the Plan base date of 1 April 2012, a total of 915 net dwellings have been permitted on large sites of 6+ dwellings. This includes a resolution to permit 500 homes at Shopwyke, and sites won on planning appeal at Park Farm, Selsey; Maudlin Nursery, Westhampnett; and Beech Avenue, Bracklesham Bay.

4.19 There are currently a further 9 sites totalling 454 net dwellings currently subject to appeal, and a further 9 additional sites totalling 142 dwellings with housing applications yet to be determined. Appendix 3 lists the relevant sites in each category.

4.20 These figures suggest that planning applications are likely to deliver a substantial level of housing ahead of the formal adoption of development plans. The Local Plan indicates that, where planning applications of 6+ dwellings are permitted, these will be offset against parish housing numbers and the requirement for additional housing in the parish will be reduced accordingly. To date, sites contributing to parish housing numbers have been permitted in five parishes, including Donnington where the recent permission granted at Southfields Close, Stockbridge already exceeds the Local Plan housing target for the parish.

4.21 Table 4 summarises the potential for early delivery of housing (pre-2019) in each parish taking account of the analysis set out in Appendix 2.

4.22 As the table indicates, there are only three parishes where there are considered to be significant potential obstacles to delivering at least some housing in the early part of the Plan period prior to 2019. Delivery in Boxgrove Parish is constrained pre-2019 by lack of available capacity at the Tangmere WwTW, whilst in both Lynchmere and Plaistow & Ifold parishes, there was a lack of suitable sites identified in the SHLAA 2013 Update (although the parish housing target for both parishes is only 10 homes).

4.23 The SHLAA Update also failed to identify specific sites suitable for early delivery in several other parishes, including Hunston, Loxwood, North Mundham and Wisborough Green. However, in these cases the SHLAA did identify sites with housing potential where the timescale for delivery is unknown. In addition, there are other factors which indicate that early housing delivery is achievable in these parishes. Loxwood and Wisborough Green parish councils have started preparing neighbourhood plans. In Hunston, the majority of the parish requirement can be delivered through the recent planning permission at Northmark, whilst at North Mundham, there are sites being actively promoted for housing.

4.24 For Chichester city, the SHLAA Update did not identify any potentially available sites within the existing Settlement Policy Area boundary. However, a consistent flow of new housing has come forward in the City through redevelopment and conversion of sites currently in other uses. There are some potential opportunities known to exist within the City and, as previously mentioned, the Council is looking to prepare an Area Action Plan to encourage delivery of such development opportunities.

4 . Housing Delivery and Phasing

Table 4: Parish Housing Potential and Risks to Early Delivery

Parish	N'hood Plan?	Site(s) permitted?	Site(s) at appeal?	Other sites in pipeline?	Recent applications refused?	SHLAA sites (pre-2019)?	Devpt constraints (pre-2019)?	Overall Potential to meet Parish Target by 2019
Birdham	Started	Yes	Yes	Yes	Yes	Yes	No	Very likely
Bosham	Started	No	No	No	No	Part	No	Likely
Boxgrove	Started	No	No	No	No	No	Wastewater	Delivery constraints
Chichester	Interested	No	No	No	No	No	No	Some housing likely
Chidham & Hambrook	Interested	Yes	No	No	Yes	Yes	No	Very likely
Donnington	Parish requirement already met on permitted site							Expected
East Wittering	Interested	No	Yes	No	Yes	Yes	No	Likely
Fishbourne	Started	No	No	Yes	No	Yes	No	Likely
Hunston	Not known	Yes	No	No	No	Potential	No	Very likely
Kirdford	Submitted	No	No	No	Yes	Yes	No	Some housing likely
Loxwood	Started	No	No	Yes	No	Potential	No	Some housing likely
Lynchmere	Started	No	No	No	No	No	Lack of sites	Lack of sites
North Mundham	Not known	No	No	Yes	Yes	Potential	No	Likely
Plaistow & Ifold	Started	No	No	No	No	No	Lack of sites	Lack of sites
Selsey	Started	Yes	Yes	No	No	Yes	No	Very likely
Southbourne	Progressing	No	Yes	Yes	No	Yes	No	Likely
West Wittering	Started	No	No	No	No	Yes	No	Likely
Westbourne	Interested	No	Yes	No	Yes	Yes	No	Likely
Wisborough Green	Started	No	No	No	No	Potential	No	Some housing likely

Colour Key

	Early delivery expected
	Early delivery very likely
	Early delivery likely
	No impact on delivery
	Risk to early delivery
	Early delivery unlikely

4 . Housing Delivery and Phasing

4.25 Table 5 summarises the Council's overall assumptions regarding phasing of housing delivery in the Local Plan, based on the analysis presented above and in Appendix 1 and 2.

Table 5: Local Plan Potential Phasing of Development

Location	Local Plan housing provision	Housing with existing permission	Adjusted Local Plan housing requirement	Additional Local Plan housing - assumed phasing	
				2014-2019	Post-2019
Large Strategic Sites					
West of Chichester	1,000	0	1,000	0	1,000
Shopwyke	500	500	0	0	0
Westhampnett/NE Chichester	500	0	500	0	500
Tangmere	1,000	0	1,000	0	1,000
Sub-total	3,000	500	2,500	0	2,500
Settlement Hubs					
East Wittering/ Bracklesham	100	50	50	50	0
Selsey	150	50	100	100	0
Southbourne (village)	300	0	300	150	150
Sub-total	550	100	450	300	150
Other Settlements					
Birdham	50	25	25	25	0
Bosham	50	0	50	50	0
Boxgrove	25	0	25	0	25
Chichester	150	0	150	75	75
Chidham & Hambrook	25	11	14	14	0
Donnington	50	112	0	0	0
Fishbourne	50	0	50	50	0
Hunston	25	18	7	7	0
Kirdford	60	0	60	30	30
Loxwood	60	0	60	30	30

4 . Housing Delivery and Phasing

Location	Local Plan housing provision	Housing with existing permission	Adjusted Local Plan housing requirement	Additional Local Plan housing - assumed phasing	
				2014-2019	Post-2019
Lynchmere	10	0	10	0	10
North Mundham	25	0	25	25	0
Plaistow & Ifold	10	0	10	0	10
Southbourne (elsewhere)	50	0	50	50	0
West Wittering	50	0	50	50	0
Westbourne	25	0	25	25	0
Wisborough Green	60	0	60	30	30
Sub-total	775	166	671	461	210
Parish Housing total	1,325	266	1,121	761	360
TOTAL HOUSING	4,325	766	3,621	761	2,860

4.26 The table separates delivery into the 2014-2019 and Post-2019 time periods, based on the following assumptions.

- Strategic development locations (other than Shopwyke) have all been phased to commence in 2019 and thereafter deliver 100 homes per year. Detailed delivery strategies for each location will be prepared as part of the respective development masterplans.
- Housing delivery before 2019 has been assumed where the following conditions apply:
 - There are no significant constraints to early housing delivery AND:
 - The SHLAA Update 2013 has identified suitable sites, either available or with potential but delivery unknown; AND
 - The parish council is actively progressing a neighbourhood plan OR there are existing housing permissions or sites likely to come forward as planning permissions or at appeal.
- For some parishes, housing delivery is expected to commence prior to 2019, but continue after 2019. This applies to:
 - Chichester City – due to the lack of immediately deliverable sites and an expected longer timescale for bringing forward redevelopment opportunities, given that the Area Action Plan is not scheduled for adoption until late 2016;
 - Southbourne – due to the relatively high level of housing being sought at Southbourne village
 - Loxwood, Kirdford and Wisborough Green – due the relatively high housing figures sought for these villages

4 . Housing Delivery and Phasing

4. As noted previously, for Boxgrove, Lynchmere and Plaistow & Ifold, housing delivery is assumed to occur entirely post-2019.

4.27 The analysis of phasing concludes that, of the remaining 1,121 homes that the Local Plan requires to be identified at the parish level, just over 750 could realistically be expected to be delivered in the period to 2019. This is a relatively optimistic figure, but is not considered unrealistic given the scale of potential housing already being promoted through planning applications and the progress being made by parish councils in preparing neighbourhood plans. To help achieve this, the District Council will adopt a proactive approach in seeking to promote the early delivery of housing sites, by encouraging parish councils to progress neighbourhood plans and taking a positive approach to development management.

5 . Local Plan Housing Trajectory

Updated Local Plan Housing Trajectory

5.1 Figure 1 presents the Local Plan housing trajectory, taking account of the updated 2013 development monitoring data and the assessment of potential phasing presented in this HIS report.

5.2 The trajectory indicates that housing completions in the period to 2015 are expected to remain at around 300 dwellings per year, a level similar to recent rates of delivery. From 2015/16 onwards, the impact of additional sites coming forward at the parish level should become apparent, increasing the level of housing delivery significantly to around 600 dwellings per year.

5.3 From 2019/20 onwards, the Local Plan shifts the focus of housing development to the strategic locations, which are planned to deliver the majority of housing in the latter part of the Plan period. Housing delivery is projected to remain at around 550 dwellings per year well into the 2020s. The housing delivery shown in the trajectory reduces in the last 5 years of the Plan period. However, by that time, it is anticipated that the Local Plan will have been reviewed.

Implications for Five Year Housing Land Supply

5.4 Table 6 shows the impact of adding the additional Local Plan housing provision into the five year housing land supply figures. As noted previously, the currently identified five year housing supply for the period 2014-2019 results in a shortfall of 812 net dwellings when set against the Local Plan housing requirement. However, when the additional housing provided for in the Plan is added to the supply figures, the shortfall is reduced to only around 50 net dwellings.

5.5 In addition, it is considered likely that additional housing beyond the identified parish targets will come forward over the next 6-12 months from current planning applications yet to be determined and/or outstanding planning appeals. This additional supply is expected to be sufficient to overcome the identified shortfall.

Figure 1a: Housing Delivery and Phasing 2012-2029

	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	
Local Plan Area net housing requirement																		
Annual net housing target	410	410	410	410	410	410	410	410	410	410	410	410	410	410	410	410	410	410
Cumulative net housing requirement	410	820	1230	1640	2050	2460	2870	3280	3690	4100	4510	4920	5330	5740	6150	6560	6970	6970
Local Plan Housing Provision																		
Existing Housing Provision																		
Net housing completions since 2012 base date	307																	307
Planning permissions & identified housing	288	326	476	361	317	290	126	115	115	90	50	33	0	0	0	0	0	2587
Allowance for small windfall sites			14	40	47	47	47	47	47	47	47	47	47	47	47	47	47	148
Additional Housing Provision																		
Shopywke (included under planning permissions)																		
West of Chichester							100	100	100	100	100	100	100	100	100	100	100	0
Westhampnett							100	100	100	100	100	100	100	100	100	100	100	0
Tangmere							100	100	100	100	100	100	100	100	100	100	100	0
Southbourne, Selsey & East Wittering				50	50	100	100	50	50	50								300
Parish housing sites				115	115	115	116	21	21	21	21	21	21	21	21	21	21	461
Total Projected Housing Supply	307	288	326	655	566	579	553	544	533	458	418	301	268	268	268	268	268	3274
Housing Supply Position																		
Cumulative net completions	307	595	921	1576	2142	2721	3274	3818	4351	4884	5342	5760	6061	6329	6587	6865	7133	
Monitoring position above/below housing requirement	-103	-225	-309	-64	92	261	404	538	661	784	832	840	731	589	447	305	163	
Adjusted Annual Requirement	392	398	403	385	371	354	336	315	291	261	233	202	182	160	124	53	-163	
Five Year Housing Land Supply																		
Adjusted five year housing requirement (+ buffer)	2584	2730	2831	2537	2350	2147	1975	1814	1667	1519	1462	1452						
Projected five year housing supply (Existing Housing Provision only)	1869	1918	1765	1437	1198	971	731	638	523	408	318	268						
Five Year Housing Surplus/Shortfall	-715	-812	-1066	-1100	-1152	-1176	-1244	-1176	-1144	-1111	-1144	-1184						
Projected five year housing supply (including Additional Housing Provision)	2414	2679	2897	2775	2742	2621	2486	2243	1978	1713	1523	1373						
Five Year Housing Surplus/Shortfall	-170	-51	66	238	392	474	511	429	311	194	61	-79						

Notes
 Shopywke Strategic Allocation now included under Planning permissions & identified housing
 Southbourne, Selsey & East Wittering figure reduced by 100 dwellings following permission granted for 50 units at Park Farm, Selsey and 50 units at Beech Ave, Bracklesham.
 Parish housing sites figures reduced by 104 dwellings following permissions granted on FAD sites which will contribute to meeting parish housing numbers:
 Northmark, Hunston (18 units); Southfields Close, Donnington (50 of 112 units); Rowan Nursery, Bidram (25 units); The Willows, Hambrook (11 units)

5 . Local Plan Housing Trajectory

Figure 1b: Housing Trajectory 2012-2029

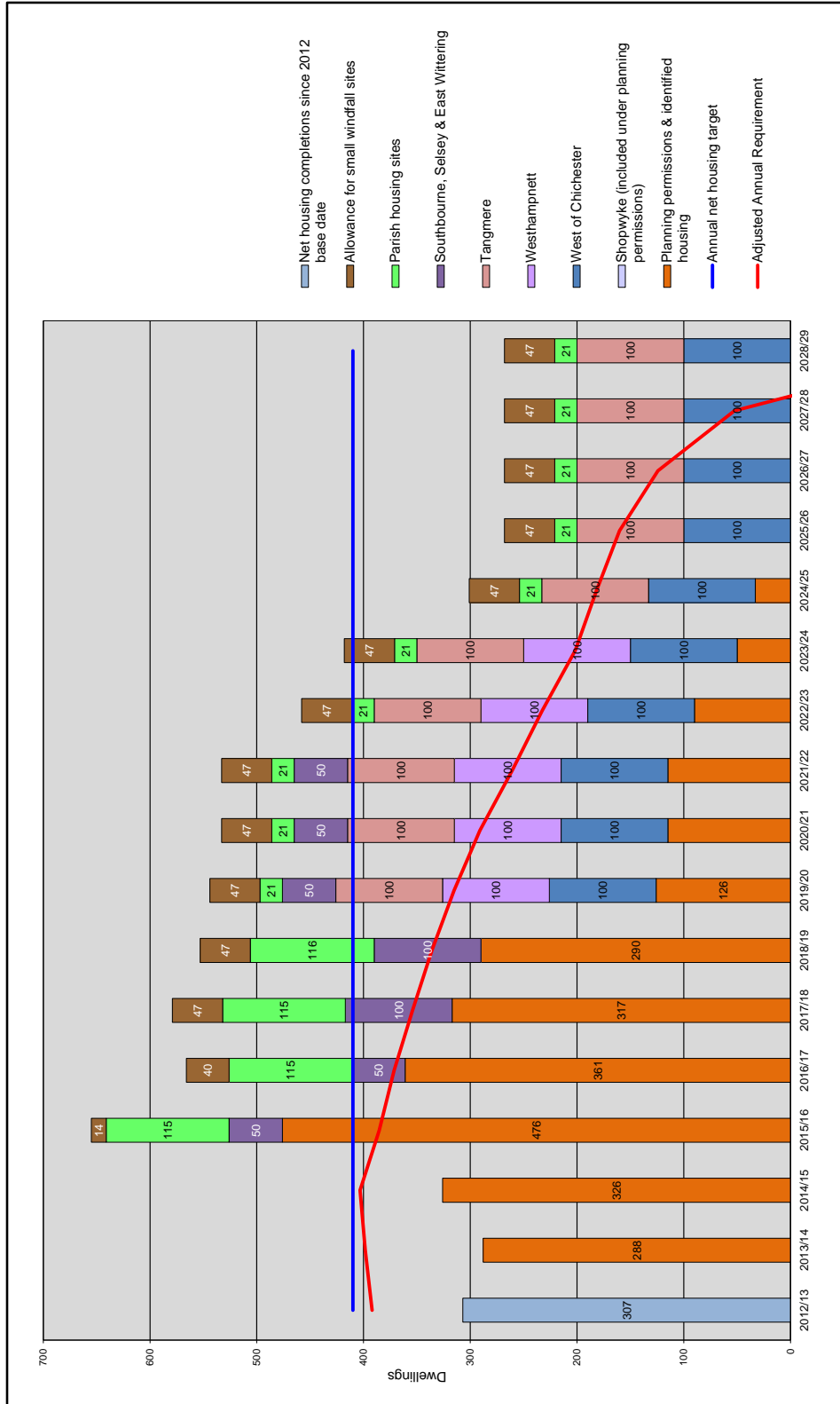


Table 6: Local Plan Five Year Housing Land Supply 2014-2019

Housing requirement 2014-2019	Chichester Plan Area
Adjusted housing requirement (including buffer)	2,730
Projected existing housing supply	1,918
Housing surplus/shortfall	-812
Projected additional Local Plan housing	761
Housing supply including Local Plan sites	2,679
Housing surplus/shortfall	-51

5.6 Figures 2 and 3 present the five year housing requirement and supply and the projected housing surplus/shortfall in a graphical format.

Housing Supply Flexibility

5.7 As stated previously, the Local Plan makes provision to deliver approximately 7,000 homes over the period 2012-2029. Based on the evidence presented in this HIS report, the Council is confident that the sources of housing identified in the Plan will be sufficient to achieve this target.

5.8 However, in addition to the housing identified in the Plan, there may be scope for additional housing to come forward from other sources. Potential additional housing sources include:

- Housing over and above the specified parish housing targets which may come forward from current planning applications and appeals in the pipeline (in response to the Council's 'FAD' interim guidance);
- Additional housing opportunities arising on future 'windfall' sites of 6+ dwellings not currently identified in the SHLAA or not currently available;
- Additional housing potential through redevelopment opportunities in Chichester City, where the Council is proposing to prepare an Area Action Plan;
- Small scale rural exception housing outside the identified settlement hubs and service villages.

5.9 There is uncertainty about how much housing will come forward from the sources listed above. Therefore, the Local Plan does not rely on these additional sources to contribute towards meeting the Plan housing target. Nevertheless, the likelihood that some housing will come forward from other sources provides a degree of flexibility in the event of any shortfalls arising on sites identified in the Plan.

5 . Local Plan Housing Trajectory

Figure 2: Five Year Housing Land Requirement and Supply

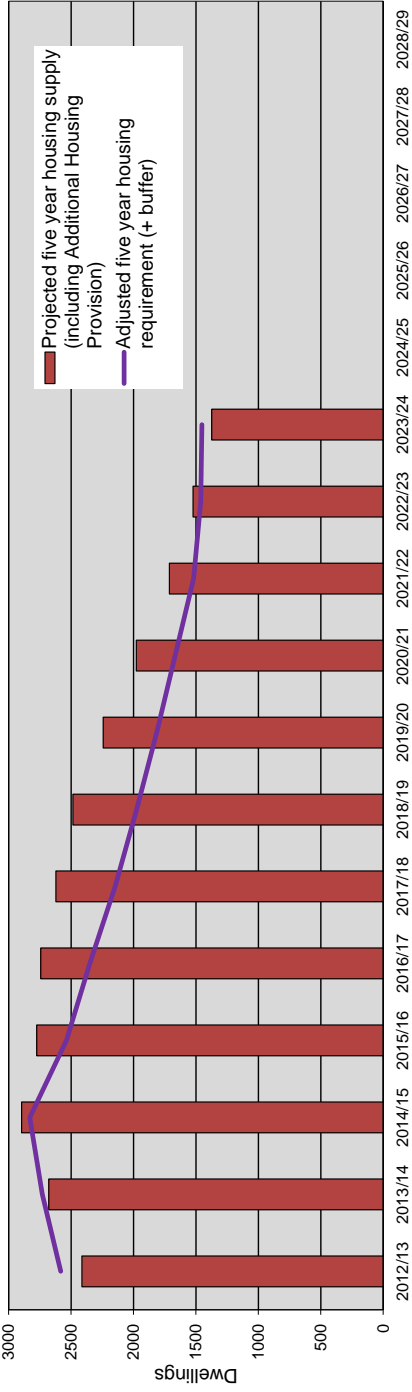
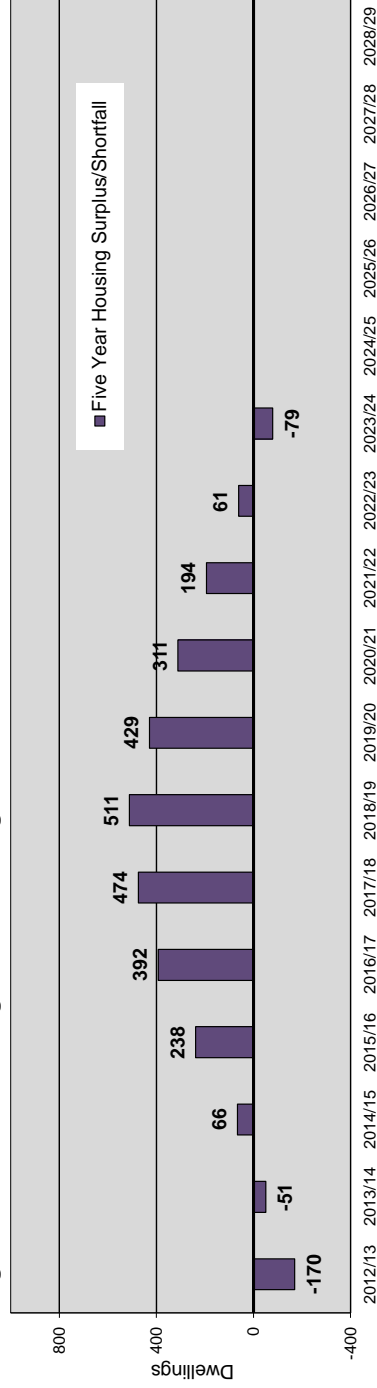


Figure 3: Five Year Housing Land Monitoring Position



Risks to Housing Delivery

6.1 The analysis above provides confidence that the Local Plan strategy is capable of delivering sufficient housing to meet identified requirements and ensuring a continuing housing supply through the Local Plan period. However, to increase the robustness of the implementation strategy, it is necessary to examine potential risks to delivery and, where necessary, ensure that potential contingencies are in place for addressing these risks.

6.2 The identified risks to delivery fall into three main categories – specific risks relating respectively to the delivery of the strategic development locations and parish housing sites, and more general risks relating to housing delivery in general.

6.3 The section below lists the main identified risks and, in each case, identifies action(s) either already taken or proposed to address each highlighted issue.

1. Specific identified risks to delivery on strategic development locations

West of Chichester

Risk	Securing access points to development location (access to southern part of site requires access across land in third party ownership).
Action(s) taken or proposed	The site promoters have been requested to negotiate with relevant landowner(s) and to demonstrate achievable options for accessing the southern part of the site. In addition, the promoters have been required to provide indicative junction layouts for access points to the north and south of the site.
Risk	Potential traffic impacts on residential streets in the Parklands/Broyle areas identified in the Chichester Transport Study.
Action(s) taken or proposed	The promoters have commissioned further traffic modelling work to assess the potential for a north-south spine road through the site in order to reduce traffic impacts on existing residential streets.
Risk	Viability of providing wastewater connection from site to Tangmere WwTW.
Action(s) taken or proposed	The Council has requested meetings between the site promoters and Southern Water to discuss wastewater options regarding the proposed wastewater connection to Tangmere.WwTW, The promoters have indicated that their high-level estimates confirm that a wastewater connection to Tangmere WwTW is viable.

6 . Risks and Contingencies

Risk Lack of shared vision between local community/City Council and site promoters resulting in lack of coordination between developer masterplan and neighbourhood planning aspirations.

Action(s) taken or proposed The Council will adopt an active brokering role, working closely with the local community/City Council, site promoters and other stakeholders to develop a shared vision and ensure coordination of relevant planning documents.

Westhampnett/North East of Chichester

Risk Constraints on area(s) suitable for housing development due to noise impacts from Goodwood Motor Circuit.

Action(s) taken or proposed The Local Plan housing figure for the site has taken a precautionary approach, in assuming a minimum 400m noise buffer from the boundary of the Goodwood Airfield/Motor Circuit. This is based on the distance from the airfield/circuit to the nearest existing dwelling.

Risk Lack of shared vision between local communit(ies) and site promoter resulting in lack of coordination between developer masterplan and neighbourhood planning aspirations. Westhampnett PC is preparing a neighbourhood plan for the parish.

Action(s) taken or proposed The Council will adopt an active brokering role, working closely with the parish council, site promoter and other stakeholders to develop a shared vision and ensure coordination of relevant planning documents.

Tangmere

Risk Land in multiple ownership, therefore potential for development to be delayed or stalled due to lack of cooperation between landowners.

Action(s) taken or proposed The Local Plan policy requires that development will be masterplanned, therefore it requires a comprehensive development proposal involving all landowners. The Council has the ability to use compulsory purchase powers to bring forward delivery of the development if this proves to be necessary.

Risk	Delays in neighbourhood plan preparation or lack of community support. Tangmere PC is preparing a neighbourhood plan for the parish and is seeking to prepare a strategic development masterplan as part of the neighbourhood plan process.
Action(s) taken or proposed	<p>The Council will work closely with the parish council to support the neighbourhood plan process and timetable.</p> <p>In the event of significant delays to the neighbourhood plan/ development masterplan or lack of community support, the Council will take responsibility for developing the masterplan, working with the site promoters and involving the local community.</p>
Risk	Lack of coordination between parish council/local community and site promoters in preparing neighbourhood plan and developer masterplan.
Action(s) taken or proposed	The Council will work closely with the parish council, site promoters and other stakeholders to ensure coordination of relevant planning documents.

All Strategic Locations

Risk	Unforeseen development constraints / infrastructure requirements.
Action(s) taken or proposed	<p>The Council has sought to minimise this risk, by working closely with site promoters, infrastructure/ service providers and statutory agencies during the plan preparation process, in order to identify all potentially critical constraints and infrastructure requirements in advance.</p> <p>The Council is proposing to introduce CIL which will assist with funding infrastructure.</p>

2. Specific identified risks to parish housing delivery

Risk	Delays in preparation of neighbourhood plans.
Action(s) taken or proposed	The Council has written to parish councils highlighting the requirement for delivery of parish housing early in the Plan period and requesting information on proposed neighbourhood plan timetables. The Council is working closely with parish councils on the preparation of their neighbourhood plans and will monitor progress towards plan preparation. Where significant delays have occurred, or are likely to occur, the Council will seek to allocate parish housing sites in the Site Allocations DPD.

6 . Risks and Contingencies

Risk	Neighbourhood plans fail to identify suitable housing sites.
Action(s) taken or proposed	<p>The parish housing numbers identified in the Local Plan take account of development constraints and potential land availability identified in the SHLAA. The HIS analysis of parish housing delivery (set out above) indicates that the parishes where housing is being sought include sites in the SHLAA or planning pipeline, or there are other factors suggesting that their parish numbers are achievable.</p> <p>The Council has stated its intention that, if neighbourhood plans fail to identify sites to meet the Local Plan housing numbers, parish sites will instead be identified in the Site Allocations DPD to be prepared by the Council itself.</p>
Risk	Neighbourhood plans found unsound or do not receive community support at referendum.
Action(s) taken or proposed	If parish neighbourhood plans fail to achieve adoption, parish sites will be identified in the Site Allocations DPD to be prepared by the Council itself.

3. General risks to housing delivery

Risk	Under-delivery against the Local Plan housing target, due to shortfalls in the sources of housing identified in the Plan.
Action(s) taken or proposed	Based on the evidence presented in this HIS report, the Council is confident that the sources of housing identified in the Local Plan will be sufficient to achieve the Plan housing target of around 7,000 homes. In addition, there is scope for further housing to come forward from other sources as previously outlined. This provides some flexibility to compensate for any shortfalls arising in the sources of housing supply identified in the Local Plan. However, if substantial or persistent issues of under-delivery do arise, the Council will consider contingency measures as set out in the 'Potential Contingencies' section of this report.

Development constraints / infrastructure requirements

Risk	Unforeseen development constraints.
Action(s) taken or proposed	The Council has minimised this risk by undertaking detailed assessment of potential constraints as part of the Local Plan preparation process. This has included commissioning detailed background studies to support the

Local Plan (e.g studies relating to landscape, flood risk and environmental impacts). In addition, the Council has worked closely with the key statutory agencies at all stages throughout the plan preparation process.

Risk

Additional infrastructure requirements.

Action(s) taken or proposed

The Council has minimised this risk through close ongoing liaison with the key infrastructure/ service providers throughout the Local Plan preparation process. The Council and its partners have also commissioned detailed background studies on wastewater treatment capacity and transport/ traffic impacts.

The Council is proposing to introduce CIL which will assist with funding infrastructure.

Housing market issues

Risk

Failure to maintain a five-year housing land supply due to slow rates of housing delivery or delays in development.

Action(s) taken or proposed

The assessment undertaken in this HIS report demonstrates that there are no fundamental obstacles preventing the Local Plan strategy delivering a continuing five-year housing land supply. The HIS also outlines the positive actions that the Council intends to take to promote housing delivery, working with site promoters, parish councils, infrastructure providers and other key agencies. It is acknowledged that build rates may be affected by wider housing market conditions over which the Council has no control (e.g due to macro-economic factors). However, if failings in the Plan strategy lead to an insufficient housing supply, the Council will consider contingency measures as set out in the 'Potential Contingencies' section of this report.

Risk

Development viability issues – Sites unable to fund essential infrastructure or affordable housing.

Action(s) taken or proposed

The Council has prepared an Infrastructure Delivery Plan (IDP), which identifies the strategic infrastructure requirements to support development in the Local Plan area. The IDP sets out the different categories of infrastructure required to support the planned developments, and specifies the costs, phasing and sources of funding proposed to deliver the infrastructure. A substantial element of the infrastructure will be required to be provided or funded by development through S106 agreements and the Community Infrastructure Levy (CIL), however the Council has commissioned a detailed Viability Assessment to support the IDP

6 . Risks and Contingencies

and inform the proposed CIL Charging Schedule. If substantial viability issues do arise, the Council will consider contingency measures as set out in the 'Potential Contingencies' section of this report.

Monitoring and Review of Housing Delivery

7.1 The Council maintains a comprehensive approach to monitoring housing delivery, based on West Sussex County Council's annual housing development monitoring survey. This is supplemented by additional information on potential site delivery and phasing gathered by the District Council. The annual monitoring survey provides comprehensive information on housing completions, housing commitments and other identified sites.

7.2 The Council has prepared a monitoring framework to accompany the Local Plan Key Policies. This will provide the basis for future monitoring of housing supply and delivery in the Authority's Monitoring Report (AMR), five-year housing land supply assessment, housing trajectory and SHLAA.

7.3 The Council's AMR and five-year housing land supply assessment will continue to be used to monitor performance in terms of:

- annual and cumulative housing completions;
- projected future housing delivery and phasing of development set out in the housing trajectory;
- actual housing delivery in comparison to the Local Plan five year housing land supply and overall housing requirements;
- whether the delivery and projected future supply of housing falls within acceptable margins when compared to the Local Plan requirements.

Potential Contingencies in the event of a Housing Delivery Shortfall

7.4 If annual monitoring indicates that housing targets are not being met in terms of five year supply or potential delivery of sites in the longer term, the Council will, in the first instance, take actions to attempt to address the problem(s) within the existing Plan framework. Such actions may include:

- Working with landowners, developers and other relevant stakeholders to seek solutions to any identified obstacles to housing delivery;
- Adopting a flexible approach with respect to emerging plans and development proposals, where this would help to overcome identified obstacles to development;
- Considering options for involving the Homes and Communities Agency (HCA) or Registered Housing Providers (housing associations) in helping to bring forward sites where development has stalled.

7.5 However, in circumstances where the above actions prove insufficient to address the housing delivery problems, the Council may need to review the Local Plan. It is envisaged that this situation would arise in one of the following circumstances:

1. If new evidence indicates that there are insurmountable obstacles preventing development of one or more of the strategic locations identified in the Plan.

7 . Monitoring and Review

2. If new evidence leads to a significant reduction in the amount of housing deliverable at one or more of the strategic locations during the Plan period and there is no potential to make up the shortfall elsewhere within the Plan framework.
3. If new evidence indicates that one or more parishes are unable to provide suitable sites to meet the housing numbers required in Plan and there is no potential to make up the shortfall elsewhere within the Plan framework.

A . Appendix 1 - Large Strategic Development Locations

Large Strategic Development Locations: Phasing and Delivery

West of Chichester Strategic Development Location

Local Plan housing	1,000 homes
Mechanism for housing delivery	Development will be masterplanned in accordance with the Local Plan. The District Council is discussing with Chichester City Council the possibility of a Neighbourhood Plan.
Timescale(s)	Delivery of development is expected to be dependent on upgrading/expansion of Tangmere WwTW which is not expected to be completed until 2019. Therefore the Local Plan phases delivery after 2019.
Key stakeholders responsible for housing delivery	Landowners/site promoters (Linden Homes and Miller Strategic), Chichester City Council, District Council and County Council
Specific identified risks to housing delivery	<ul style="list-style-type: none">• Securing access points to development location (access to southern part of site requires access across land in third party ownership).• Potential traffic impacts on residential streets in Parklands/Broyle areas identified in Chichester Transport Study.• Viability of providing wastewater connection from site to Tangmere WwTW.• Lack of shared vision between local community/City Council and site promoters resulting in lack of coordination between development masterplan and neighbourhood planning aspirations. (Site promoters are seeking to employ consultants to undertake masterplan and City Council looking to prepare a Neighbourhood Plan for the west of City, including the proposed strategic development location and adjacent residential areas).
Phasing of housing delivery assumed for Local Plan	Development to commence in 2019. Delivery of 100 homes per year over the period 2019-2029.
Overall Comments	Considerable work has been undertaken by the site promoters. However, there are a number of outstanding issues that need to be addressed in order to demonstrate deliverability, in particular demonstrating that access can be achieved to the south of the site from Westgate, addressing potential traffic impacts on neighbouring residential areas in the west of the City, and demonstrating deliverability and viability of a wastewater connection to Tangmere WwTW. Development is expected to rely on the expansion/upgrade of the Tangmere WwTW and therefore is not phased to commence until 2019. The site is likely to prove a very marketable residential location and build rates of 100 homes per year should be achievable. The City Council has expressed interest in preparing a neighbourhood plan for the West of Chichester area. Further work is being undertaken to establish the best approach to masterplanning the site.

A . Appendix 1 - Large Strategic Development Locations

Shopwhyke Strategic Development Location

Local Plan housing	500 homes (Majority of site now has resolved outline planning permission subject to S106 agreement)
Mechanism for housing delivery	Primarily through implementation of the existing outline planning permission: Land On The North Side Of Shopwhyke Road (O/11/05283/OUT) for an urban extension comprising a residential development of 500 dwellings within a parkland setting together with employment redevelopment and associated vehicular, cycle and pedestrian access, drainage and landscape, community facilities, elderly care village, localised retail units, and major new public open spaces.
Timescale(s)	See below
Key stakeholders responsible for housing delivery	Landowner (Hanbury Properties Ltd), District Council and County Council
Specific identified risks to housing delivery	None – Majority of allocated site now has outline permission
Phasing of housing delivery assumed for Local Plan	Resolved permission is phased for delivery over period 2015-2023, with 265 dwellings projected in period to 2019 (Development phasing based on supporting documentation provided with the outline planning application)
Overall Comments	The outline permission provides for the delivery of 500 homes as part of a mixed use development, thereby meeting the Local Plan housing requirement for this location. The Local Plan allocation also covers some areas of land not included within the outline permission. This includes some small areas to the west of the outline permission site that are currently in existing use and may have future redevelopment potential for housing. Should such land come forward during the Local Plan period, it will be treated as windfall housing development.

A . Appendix 1 - Large Strategic Development Locations

Westhampnett/North East Chichester Strategic Development Location

Local Plan housing	500 homes
Mechanism for housing delivery	Development will be masterplanned in accordance with the Local Plan. Designation for the Westhampnett Neighbourhood Plan was approved in March 2013. The Neighbourhood Plan referendum is currently anticipated in Spring 2015. Relationship between masterplan and Neighbourhood Plan to be agreed. Current position regarding neighbourhood planning in Chichester City not yet known.
Timescale(s)	Delivery of development is expected to be dependent on upgrading/expansion of Tangmere WwTW which is not expected to be completed until 2019. Therefore the Local Plan phases delivery after 2019.
Key stakeholders responsible for housing delivery	Landowner and site promoter (Commercial Estates Group), Westhampnett Parish Council, Chichester City Council, District Council and County Council
Specific identified risks to housing delivery	<ul style="list-style-type: none"> • Constraints on area(s) suitable for housing development due to noise impacts from Goodwood Motor Circuit (precise extent of developable area to be established through further noise assessment studies). • Lack of shared vision between local communit(ies) and site promoter resulting in lack of coordination between development masterplan and neighbourhood planning aspirations at Westhampnett.
Phasing of housing delivery assumed for Local Plan	Development to commence in 2019. Delivery of 100 homes per year over the period 2019-2024.
Overall Comments	The strategic allocation is in a single land ownership, however potential for housing development is significantly constrained by areas subject to flood risk or likely to be affected by noise impacts from the Goodwood Airfield/ Motor Circuit. The Council's assessment of development potential takes these factors into account and represents a conservative estimate of likely housing delivery. The developable land comprises two separate areas, one adjacent to Westhampnett village (considered to have potential for c350-375 homes) and one on the eastern edge of Chichester City (considered to have potential for c125-150 homes). Further work needs to be undertaken to establish an integrated approach for the two housing developments, and to establish the way forward for the masterplanning process, the involvement of the parish and City councils and local communities, and the relationship with neighbourhood planning work. The Council is working to address these potential risks through liaison with the site promoters and parish council. Development is expected to rely on the expansion/upgrade of the Tangmere WwTW and is therefore not phased to commence until 2019.

A . Appendix 1 - Large Strategic Development Locations

Tangmere Strategic Development Location

Local Plan housing	1,000 homes
Mechanism for housing delivery	Development will be masterplanned in accordance with the Local Plan. Tangmere Parish Council is preparing a Neighbourhood Plan for the parish. Responsibility for the masterplanning work is under discussion between Tangmere Parish Council and the site promoters.
Timescale(s)	Delivery of development is expected to be dependent on upgrading/expansion of Tangmere WwTW which is not expected to be completed until 2019. Therefore the Local Plan phases delivery after 2019.
Key stakeholders responsible for housing delivery	Three main landowners (Bloor Homes, Seaward and Church Commissioners), Parish Council, District Council and County Council
Specific identified risks to housing delivery	<ul style="list-style-type: none">• Land in multiple ownership, therefore potential for development to be delayed or stalled due to lack of cooperation between landowners.• Delays in neighbourhood plan preparation or lack of community support. Tangmere PC is preparing a neighbourhood plan for the parish and is seeking to prepare a strategic development masterplan as part of the neighbourhood plan process.• Lack of coordination between parish council/local community and site promoters in preparing neighbourhood plan and development masterplan.
Phasing of housing delivery assumed for Local Plan	Development to commence in 2019. Delivery of 100 homes per year over the period 2019-2029.
Overall Comments	Development at this location is expected to rely on the expansion/ upgrade of the Tangmere WwTW, therefore development is not phased to commence until 2019. It is assumed that 100 homes per year will be delivered over the period 2019-2029. This is a relatively low delivery rate for a development of this scale and therefore represents a cautious assessment. The Council's assessment of the location indicates no major site constraints or infrastructure requirements that are likely to pose a risk to delivery of the site. The main identified risks to delivery relate to potential disputes or lack of coordination between the stakeholders responsible for development delivery, namely the respective landowners/site promoters, the parish council (which wishes to take lead responsibility for masterplanning) and the local community. The Council is working to address these potential risks through liaison with the site promoters and parish council.

Parish Level Housing: Phasing and Delivery

East Wittering/Bracklesham Strategic Location

Local Plan housing	100 homes (Remaining requirement is 50 homes taking account of recent planning permission)
Location for development	East Wittering/Bracklesham (excluding part in West Wittering Parish)
Mechanism for housing delivery	East Wittering Parish Council is seeking to prepare a Neighbourhood Plan
Timescale(s)	<p><u>NP progress to date</u>: July 2013 Application for Neighbourhood Plan designation.</p> <p><u>Forward timetable (CDC estimate)</u>: Pre-Submission consultation - Spring 2015, Referendum – Autumn 2015.</p>

Key stakeholders responsible for housing delivery Parish Council, landowners and developers

Housing sites permitted or proposed Planning permission recently granted: EWB/12/02461/FUL Land NE of Beech Avenue 50 dwellings (permission granted on appeal, September 2013)

	2012-2014	2014-2019	2019-2024	2024-2029	2029+	Total
Identified SHLAA potential		750	612			1,362

Phasing of housing delivery assumed for Local Plan Outstanding permission for 50 dwellings on Land NE of Beech Avenue phased for delivery 2014-2017

Assumed delivery of remaining 50 homes before 2019

Overall Comments Planning permission has already been granted on appeal for 50 dwellings on Land NE of Beech Avenue. The 2013 SHLAA Update identified significant further potential on land at Bracklesham Lane. The Parish Council is seeking to prepare a neighbourhood plan, although the detailed timetable is not known. The parish housing target is comparatively low, given the size of the settlement. On this basis, it is considered the parish target of 100 dwellings can be delivered early in the Plan period, with the possibility that a higher figure will be achieved.

Risk to housing delivery Low – A housing site already has permission and PC is progressing Neighbourhood Plan.

B . Appendix 2 - Parish Level Housing

Selsey Strategic Location

Local Plan housing 150 homes (Remaining requirement is 100 homes taking account of recent planning permission)

Location for development Selsey

Mechanism for housing delivery Selsey Town Council is preparing a Neighbourhood Plan

Timescale(s) NP progress to date: Dec 2012 Neighbourhood Plan designation approved. PC has formed a steering group and undertaken a local survey. Draft plan including proposed housing sites due for consultation in Autumn 2013.

Forward timetable (CDC estimate): Pre-Submission consultation - Spring 2014, Referendum – Early 2015.

Key stakeholders responsible for housing delivery Town Council, landowners and developers

Housing sites permitted or proposed Planning permission recently granted: SY/11/04954/OUT Land at Park Farm 50 dwellings (permission granted on appeal, June 2013)

Site currently subject to planning appeal: SY/13/01115/FUL Land NW of Park Road 100 dwellings

Planning applications pending: SY/12/04005/FUL Co-operative Retail Services, 81-83 High St 6 dwellings; SY/13/01851/FUL 1-9 High Street 9 net dwellings

	2012-2014	2014-2019	2019-2024	2024-2029	2029+	Total
Identified SHLAA potential		465*				465

**Includes site at Park Farm which now has planning permission.*

Phasing of housing delivery assumed for Local Plan Outstanding permission for 50 dwellings on Land at Park Farm phased for delivery 2014-2017

Assumed delivery of remaining 100 homes before 2019

Overall Comments

Planning permission has already been granted on appeal for 50 dwellings on Land at Park Farm. An adjacent site NW of Park Road proposed for 100 dwellings is now subject to planning appeal. The 2013 SHLAA Update identified housing potential in the same area on the northern edge of the town. The Town Council is progressing a neighbourhood plan, and is undertaking consultation on potential housing sites in Autumn 2013. It is likely that the parish target of 150 dwellings will be delivered early in the Plan period, with the possibility of achieving a higher figure.

Risk to housing delivery Very low – One housing site already has permission and the Town Council is making good progress on the Neighbourhood Plan.

Southbourne Strategic Location

Local Plan housing	300 homes
Location for development	Southbourne village
Mechanism for housing delivery	Southbourne Parish Council is preparing a Neighbourhood Plan
Timescale(s)	<p><u>NP progress to date</u>: Jan 2013 Neighbourhood Plan designation approved. PC has set up steering groups and prepared state of parish report.</p> <p><u>Forward timetable (CDC estimate)</u>: Pre-submission consultation – Summer 2014, Referendum – Spring 2015.</p>
Key stakeholders responsible for housing delivery	Parish Council, landowners and developers
Housing sites permitted or proposed	<p>Site currently subject to planning appeal: SB/12/04701/OUT Land W of Garston Road Proposed development for 60 bed care home, 40 assisted living units & 30 age-restricted cottages. Appeal hearing Nov 2013.</p> <p>Planning applications pending: SB/12/03205/FUL Prinsted Court, Longlands Road 20 dwellings</p>

	2012-2014	2014-2019	2019-2024	2024-2029	2029+	Total
Identified SHLAA potential		623				623

Phasing of housing delivery assumed for Local Plan Assumed delivery of around 150 homes before 2019, and remaining 150 homes post-2019.

Overall Comments The Parish Council is progressing a Neighbourhood Plan and expect to publish the draft Plan (including proposed housing sites) for consultation in July 2014. The 2013 SHLAA Update identified a number of potential sites at Southbourne village, and there are no known constraints which would prevent housing coming forward early in the Plan period. Housing delivery is projected to occur from 2015/16 onwards, but 70 dwellings could come forward earlier if the Garston Road planning appeal is allowed.

Risk to housing delivery Low – The Parish Council is making progress with the Neighbourhood Plan, although there has been some slippage. There are several potential housing sites and no known constraints preventing delivery early in the Plan period. However, due to the scale of housing proposed, it is likely that development will continue beyond 2019.

B . Appendix 2 - Parish Level Housing

Birdham Parish

Local Plan housing	50 homes (Remaining requirement is 25 homes taking account of recent planning permission)
Location for development	Birdham
Mechanism for housing delivery	Birdham Parish Council is preparing a Neighbourhood Plan
Timescale(s)	<u>NP progress to date</u> : Dec 2012 Neighbourhood Plan designation approved. PC has formed a steering group and prepared initial questionnaire. <u>Forward timetable (CDC estimate)</u> : Pre-Submission consultation - Summer 2014, Referendum - Early 2015.
Key stakeholders responsible for housing delivery	Parish Council, landowners and developers
Housing sites permitted or proposed	Site permitted subject to S106 agreement: BI/13/00284/FUL Rowan Nursery 25 net dwellings (June 2013). Site currently subject to planning appeal: BI/12/04147/OUT Land at Tawny Nurseries Up to 30 dwellings Planning application pending: BI/13/01391/FUL Field NW of The Saltings 15 affordable dwellings

	2012-2014	2014-2019	2019-2024	2024-2029	2029+	Total
Identified SHLAA potential		71	147			218

Phasing of housing delivery assumed for Local Plan	Outstanding permission for 25 dwellings at Rowan Nursery phased for delivery 2014-2016 Assumed delivery of remaining 25 homes before 2019
-----------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------

Overall Comments	The Parish Council has commenced work on a Neighbourhood Plan, but the detailed timetable is not known. However, a number of potential sites have already come forward ahead of the Neighbourhood Plan – the Council has already resolved to permit 25 dwellings at Rowan Nursery, a further site at Tawny Nursery is subject to an outstanding planning appeal, and there is an additional planning application pending. On this basis, it is likely that the parish housing target of 50 dwellings will be met early in the Plan period, with the strong possibility that a higher figure will be achieved.
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Risk to housing delivery	Very low – There are housing sites already in the pipeline and the Parish Council is progressing a Neighbourhood Plan.
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B . Appendix 2 - Parish Level Housing

Bosham Parish

Local Plan housing	50 homes												
Location for development	Bosham/Broadbridge												
Mechanism for housing delivery	Bosham Parish Council is preparing a Neighbourhood Plan												
Timescale(s)	<p><u>NP progress to date</u>: March 2013 Neighbourhood Plan designation approved. PC has had public exhibition and set up sub-groups. Initial discussion and consultation on sites due Autumn 2013.</p> <p><u>Forward timetable (CDC estimate)</u>: Pre-Submission consultation - Spring 2014, Referendum - Early 2015.</p>												
Key stakeholders responsible for housing delivery	Parish Council, landowners and developers												
Housing sites permitted or proposed	-												
Identified SHLAA potential	<table border="1"> <thead> <tr> <th>2012-2014</th> <th>2014-2019</th> <th>2019-2024</th> <th>2024-2029</th> <th>2029+</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td></td> <td>15</td> <td>470</td> <td></td> <td></td> <td>485</td> </tr> </tbody> </table>	2012-2014	2014-2019	2019-2024	2024-2029	2029+	Total		15	470			485
2012-2014	2014-2019	2019-2024	2024-2029	2029+	Total								
	15	470			485								
Phasing of housing delivery assumed for Local Plan	Assumed delivery of 50 homes before 2019												
Overall Comments	The Parish Council has commenced work on a Neighbourhood Plan, but the detailed timetable is not known. The SHLAA 2013 identified some sites with housing potential and there are no known constraints that would prevent housing coming forward early in the Plan period. On this basis, it is assumed that the parish housing target can be delivered early in the Plan period.												
Risk to housing delivery	Low – The SHLAA has identified potential sites and the Parish Council is making good progress with the Neighbourhood Plan												

B . Appendix 2 - Parish Level Housing

Boxgrove Parish

Local Plan housing	25 homes
Location for development	Boxgrove
Mechanism for housing delivery	Boxgrove Parish Council is preparing a Neighbourhood Plan
Timescale(s)	<p><u>NP progress to date</u>: December 2012 Neighbourhood Plan designation approved. PC has undertaken a community survey.</p> <p><u>Forward timetable (CDC estimate)</u>: Pre-Submission consultation - Autumn 2014, Referendum - Summer 2015.</p>
Key stakeholders responsible for housing delivery	Parish Council, landowners and developers
Housing sites permitted or proposed	-
Identified SHLAA potential	No sites identified
Phasing of housing delivery assumed for Local Plan	Delivery of housing phased after 2019 due to lack of wastewater capacity at Tangmere WwTW.
Overall Comments	The Parish Council has commenced work on a Neighbourhood Plan, but the detailed timetable is not known. The SHLAA 2013 did not identify sites with housing potential, but did identify one large site which may have development potential on part of the site. There are not expected to be constraints in terms of site availability, however lack of wastewater capacity is likely to constrain delivery until the planned expansion of Tangmere WwTW. Therefore, housing delivery in the Local Plan has been phased after 2019.
Risk to housing delivery	Low – The parish target is low and the Parish Council is progressing work on a Neighbourhood Plan. However, the Local Plan assumes housing delivery after 2019 due to identified wastewater capacity constraints at Tangmere WwTW.

B . Appendix 2 - Parish Level Housing

Chichester City

Local Plan housing	150 homes
Location for development	Chichester City (limited to sites within existing Settlement Policy boundary)
Mechanism for housing delivery	District Council is proposing to prepare an Area Action Plan for Chichester city. Proposal to prepare neighbourhood plan for West of Chichester area currently under discussion.
Timescale(s)	<u>Projected timetable for Area Action Plan</u> : Work to commence in 2014, Public consultation on Preferred Options - Spring 2015, Plan adoption - Autumn 2016.
Key stakeholders responsible for housing delivery	City Council or District Council, landowners and developers
Housing sites permitted or proposed	-
Identified SHLAA potential	No sites identified
Phasing of housing delivery assumed for Local Plan	Assumed delivery of around 75 homes before 2019, and remaining 75 homes post-2019.
Overall Comments	There is considered to be potential for housing delivery on brownfield redevelopment opportunities within the City on sites currently in existing use, for example in the 'Southern Gateway' area. This potential is not reflected in the SHLAA, which has mainly focused on potential sites outside existing settlement boundaries. The Council intends to address this by preparing an Area Action Plan, which is currently timetabled for adoption in 2016. Given this timescale, and the likely lead times for bringing forward comprehensive redevelopment proposals, it is not expected that the full housing quota for Chichester will be met before 2019. However, the parish housing target is low when compared to past levels of housing delivery achieved within the City, therefore it is considered likely that a substantial proportion of the required 150 homes will be achieved early in the Plan period.
Risk to housing delivery	Low – The housing target is very low compared to past rates of housing delivery within the City and the District Council is proposing to prepare Area Action Plan. However, it is likely that development will continue beyond 2019.

B . Appendix 2 - Parish Level Housing

Chidham & Hambrook Parish

Local Plan housing	25 homes (Remaining requirement is 14 homes taking account of recent planning permission)
Location for development	Hambrook/Nutbourne (part)
Mechanism for housing delivery	Chidham & Hambrook Parish Council has submitted an application for Neighbourhood Plan area designation.
Timescale(s)	<u>Projected timetable for NP preparation</u> : At least 18 months from designation to prepare a Neighbourhood Plan.
Key stakeholders responsible for housing delivery	Parish Council or District Council, landowners and developers
Housing sites permitted or proposed	<p>Site permitted subject to S106 agreement: CH/13/01093/OUT Land N of The Willows, Hambrook 11 dwellings (July 2013)</p> <p>Site currently subject to planning appeal: CH/12/04778/FUL Land W of Broad Road, Nutbourne 28 dwellings</p> <p>Planning application pending: CH/03157/OUT Pottery Field, Main Road, Nutbourne 26 dwellings</p>

	2012-2014	2014-2019	2019-2024	2024-2029	2029+	Total
Identified SHLAA potential		268	44			312

Phasing of housing delivery assumed for Local Plan Outstanding permission for 11 dwellings at The Willows, Hambrook phased for delivery 2015/16

Assumed delivery of remaining 14 dwellings prior to 2019

Overall Comments Outline permission has been permitted for 11 dwellings. The Parish Council has recently decided to prepare a Neighbourhood Plan. The SHLAA 2013 identified some sites with housing potential and there are no known constraints that would prevent housing coming forward early in the Plan period. There is known landowner/developer interest locally. On this basis, it is assumed that the parish housing target can be achieved early in the Plan period.

Risk to housing delivery Very low – The parish target is low and one housing site already has planning permission.

B . Appendix 2 - Parish Level Housing

Donnington Parish

Local Plan housing	50 homes (No remaining requirement, as sufficient housing already has planning permission)												
Location for development	Stockbridge												
Mechanism for housing delivery	Implementation of development at Southfields Close will exceed parish housing target												
Timescale(s)	Development at Southfields Close expected to be completed by 2017												
Key stakeholders responsible for housing delivery	Site owner/applicant												
Housing sites permitted or proposed	Recent planning permission granted: D/12/04410/FUL Southfields Close, Stockbridge 112 dwellings (June 2013)												
Identified SHLAA potential	<table border="1"> <thead> <tr> <th>2012-2014</th> <th>2014-2019</th> <th>2019-2024</th> <th>2024-2029</th> <th>2029+</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td></td> <td>16</td> <td>202*</td> <td></td> <td></td> <td>218</td> </tr> </tbody> </table> <p><i>*Identified site at Southfields Close now has planning permission</i></p>	2012-2014	2014-2019	2019-2024	2024-2029	2029+	Total		16	202*			218
2012-2014	2014-2019	2019-2024	2024-2029	2029+	Total								
	16	202*			218								
Phasing of housing delivery assumed for Local Plan	Development at Southfields Close phased for delivery 2013-2017												
Overall Comments	As noted above, the Council has already granted permission for a development of 112 dwellings at Southfields Close, which exceeds the Local Plan parish target for Donnington.												
Risk to housing delivery	Negligible – The permitted development at Southfields Close already meets the parish housing target.												

B . Appendix 2 - Parish Level Housing

Fishbourne Parish

Local Plan housing	50 homes
Location for development	Fishbourne
Mechanism for housing delivery	Fishbourne Parish Council is preparing a neighbourhood plan.
Timescale(s)	<p><u>NP progress to date</u>: July 2013 Neighbourhood Plan designation approved. PC has undertaken initial public launch event and working on initial questionnaire.</p> <p><u>Forward timetable (CDC estimate)</u>: Pre-Submission consultation – Autumn 2014, Referendum - Summer 2015.</p>
Key stakeholders responsible for housing delivery	Parish Council, landowners and developers
Housing sites permitted or proposed	Planning application pending: FB/13/02278/OUT Land E of Follis Gardens 25 dwellings

Identified SHLAA potential

2012-2014	2014-2019	2019-2024	2024-2029	2029+	Total
	180				180

Phasing of housing delivery assumed for Local Plan Assumed delivery of 50 homes before 2019

Overall Comments The Parish Council is now starting work on a Neighbourhood Plan, but the detailed timetable is not known. The SHLAA 2013 identified some sites with housing potential and there are no known constraints that would prevent housing coming forward early in the Plan period. On this basis, it is assumed that the parish housing target can be delivered early in the Plan period.

Risk to housing delivery Low – The SHLAA has identified potential sites and the Parish Council is starting work on a Neighbourhood Plan

B . Appendix 2 - Parish Level Housing

Hunston Parish

Local Plan housing	25 homes (Remaining requirement is 7 homes taking account of recent planning permission)
Location for development	Hunston
Mechanism for housing delivery	Implementation of planning permission at Northmark will meet most of parish housing target. Remaining housing will be delivered through neighbourhood plan or Site Allocations DPD.
Timescale(s)	Development at Northmark expected to be completed by 2015
Key stakeholders responsible for housing delivery	Northmark site owner/applicant, Parish Council, landowners and developers
Housing sites permitted or proposed	Recent planning permission granted: HN/12/02692/FUL Northmark, Foxbridge Drive 18 dwellings (March 2013)

	2012-2014	2014-2019	2019-2024	2024-2029	2029+	Total
Identified SHLAA potential		18*				18

**Identified site at Northmark now has planning permission*

Phasing of housing delivery assumed for Local Plan Outstanding permission for 18 dwellings at Northmark phased for delivery 2014/15

Assumed delivery of remaining 7 homes before 2019.

Overall Comments Outstanding permission for 18 dwellings at Northmark phased for delivery 2014/15

Assumed delivery of remaining 7 homes before 2019.

Risk to housing delivery Very low – The majority of the parish housing target will be met by the recent planning permission.

B . Appendix 2 - Parish Level Housing

Kirdford Parish

Local Plan housing	60 homes
Location for development	Kirdford
Mechanism for housing delivery	Kirdford Parish Council is preparing a neighbourhood plan, which has identified potential sites for new housing
Timescale(s)	<u>NP progress to date:</u> July 2013 - Draft Neighbourhood Plan submitted to CDC and published for formal consultation. <u>Forward timetable:</u> NP Examination – Oct 2013, NP Referendum – Early 2014.

Key stakeholders responsible for housing delivery Parish Council, landowners and developers

Housing sites permitted or proposed Draft NP identifies several opportunities for residential development:

- Site to North of Village – to include 45-50 private residential and/or work/live units
- Land SE of Townfield – approx 7-11 residential units proposed as part of new village social/recreational hub
- Land strip along Cornwood – 9-13 new starter homes and homes for the elderly

	2012-2014	2014-2019	2019-2024	2024-2029	2029+	Total
Identified SHLAA potential		99	80			179

Phasing of housing delivery assumed for Local Plan Assumed delivery phased over the Plan period, with around 30 homes delivered before 2019 and the remainder post-2019.

This is based on the phasing proposed in the draft Neighbourhood Plan (see below):

- Site to North of Village – Identified as Medium/Long term priority 1-15 years (phased)
- Land SE of Townfield – Identified as Medium priority, 1-10 years (phased)
- Land strip along Cornwood – Identified as Short/medium term 1-6 years (phased in conjunction with Land SE of Townfield)

Overall Comments The Parish Council has already identified housing sites in its draft Neighbourhood Plan.

Risk to housing delivery Low – The draft Neighbourhood Plan identifies sites sufficient to meet the parish housing target.

B . Appendix 2 - Parish Level Housing

Loxwood Parish

Local Plan housing	60 homes
Location for development	Loxwood
Mechanism for housing delivery	Loxwood Parish Council is preparing a neighbourhood plan.
Timescale(s)	<p><u>NP progress to date</u>: March 2013 Neighbourhood Plan designation approved. PC has undertaken a parish survey and questionnaire and set up a Steering Group. Initial site options work is currently being undertaken.</p> <p><u>Forward timetable (CDC estimate)</u>: Pre-Submission consultation – Spring 2014, Referendum - Autumn 2014.</p>
Key stakeholders responsible for housing delivery	Parish Council, landowners and developers
Housing sites permitted or proposed	Planning application pending: LX/13/02025/FUL Land S of Loxwood Surgery, Farm Close 15 dwellings
Identified SHLAA potential	No sites identified, although 2 sites may have potential subject to relocation/cessation of existing uses. One of these sites was also promoted in response to the Local Plan Preferred Approach consultation.
Phasing of housing delivery assumed for Local Plan	Assumed delivery phased over the Plan period, with around 30 homes delivered before 2019 and the remainder post-2019.
Overall Comments	The Parish Council has commenced work on a Neighbourhood Plan, but the detailed timetable is not known. The SHLAA 2013 did not identify immediately available sites, but there are sites with potential for housing subject to relocation of existing uses. There are no known constraints that would prevent the parish housing target being met within the Plan period. Therefore, it is assumed that the parish target can be met, with around half of the housing coming forward early in the Plan period.
Risk to housing delivery	Low – No potential sites have yet been identified, however there is developer/landowner interest and no known constraints preventing the housing target being met over the Plan period.

B . Appendix 2 - Parish Level Housing

Lynchmere Parish

Local Plan housing	10 homes
Location for development	Camelsdale/Hammer
Mechanism for housing delivery	Lynchmere Parish Council is preparing a neighbourhood plan
Timescale(s)	<p><u>NP progress to date</u>: November 2012 Neighbourhood Plan designation approved. PC has undertaken a community survey.</p> <p><u>Forward timetable (CDC estimate)</u>: Pre-Submission consultation - Summer 2014, Referendum - Early 2015.</p>
Key stakeholders responsible for housing delivery	Parish Council, landowners and developers
Housing sites permitted or proposed	-
Identified SHLAA potential	No sites identified
Phasing of housing delivery assumed for Local Plan	Potential lack of suitable sites, therefore development phased for later in the Plan period.
Overall Comments	The Parish Council has commenced work on a Neighbourhood Plan, but the detailed timetable is not known. Most of the parish falls within the National Park and the part within the Plan area is subject to severe development constraints. The SHLAA 2013 does not identify any potential housing sites. However, the parish housing target is very low. It is considered that the parish target of 10 dwellings can be met, possibly through a combination of more than one small site. The timing of delivery is uncertain at this stage.
Risk to housing delivery	Moderate – SHLAA has not identified potential sites. However, the parish target is low and the Parish Council has started work on a Neighbourhood Plan.

B . Appendix 2 - Parish Level Housing

North Mundham Parish

Local Plan housing	25 homes
Location for development	North Mundham/Runcton
Mechanism for housing delivery	Not known – Neighbourhood Plan or Site Allocations DPD. North Mundham Parish Council has not indicated that it wishes to prepare a neighbourhood plan.
Timescale(s)	<u>Projected timetable for Site Allocations DPD</u> : Work to identify sites in late 2013/early 2014, Public consultation on draft Site Allocations document - Spring 2014, Plan adoption - Autumn 2015.
Key stakeholders responsible for housing delivery	Parish or District Council (plan preparation), landowners and developers
Housing sites permitted or proposed	<p>Planning application pending: NM/12/04780/FULL East Of Palmer Place, Runcton 15 dwellings (<i>classed as affordable housing exception site so would not contribute to meeting parish housing numbers</i>)</p> <p>Site currently subject to planning appeal: NM/13/01036/OUT Land south of Stoney Lodge, North Mundham 25 dwellings</p>

	2012-2014	2014-2019	2019-2024	2024-2029	2029+	Total
Identified SHLAA potential			19			19

Phasing of housing delivery assumed for Local Plan Assumed delivery of 25 homes before 2019.

Overall Comments The Parish Council has not expressed interest in preparing a neighbourhood plan, therefore sites may be identified through the Site Allocations DPD. The SHLAA 2013 identified one site with housing potential capable of meeting most of the parish housing target. There is also landowner/developer interest locally. There are no known constraints that would prevent the parish housing target being met. Therefore, it is assumed that the parish housing target can be delivered early in the Plan period.

Risk to housing delivery Low – The SHLAA has identified one potential site. The parish housing target is relatively low and there are no known constraints preventing the housing target being met early in the Plan period.

B . Appendix 2 - Parish Level Housing

Plaistow & Ifold Parish

Local Plan housing	10 homes
Location for development	Plaistow/Ifold
Mechanism for housing delivery	Plaistow & Ifold Parish Council is preparing a neighbourhood plan.
Timescale(s)	<p><u>NP progress to date</u>: November 2012 Neighbourhood Plan designation approved. PC has undertaken a consultation event.</p> <p><u>Forward timetable (CDC estimate)</u>: Pre-Submission consultation – Spring 2014, Referendum Early 2015.</p>
Key stakeholders responsible for housing delivery	Parish Council, landowners and developers
Housing sites permitted or proposed	-
Identified SHLAA potential	No sites identified
Phasing of housing delivery assumed for Local Plan	Potential lack of suitable sites, therefore development phased for later in Plan period.
Overall Comments	The Parish Council has commenced work on a Neighbourhood Plan, but the detailed timetable is not known. The SHLAA 2013 does not identify any potential housing sites and there appears to be few suitable sites in the parish. However, the parish housing target is very low. It is considered that the parish target of 10 dwellings can be met, possibly through a combination of more than one small site. The timing of delivery is uncertain at this stage.
Risk to housing delivery	Moderate – The SHLAA has not identified potential sites. However, the parish target is low and the Parish Council has started work on a Neighbourhood Plan.

B . Appendix 2 - Parish Level Housing

Southbourne Parish (excluding Southbourne village)

Local Plan housing	50 homes												
Location for development	Hermitage, Hambrook/Nutbourne (part)												
Mechanism for housing delivery	Southbourne Parish Council is preparing a Neighbourhood Plan												
Timescale(s)	<p><u>NP progress to date</u>: Jan 2013 Neighbourhood Plan designation approved. PC has set up steering groups & prepared state of parish report.</p> <p><u>Forward timetable (CDC estimate)</u>: Pre-submission consultation – Summer 2014, Referendum – Spring 2015</p>												
Key stakeholders responsible for housing delivery	Parish Council, landowners and developers												
Housing sites permitted or proposed	-												
Identified SHLAA potential	<table border="1"> <thead> <tr> <th>2012-2014</th> <th>2014-2019</th> <th>2019-2024</th> <th>2024-2029</th> <th>2029+</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td></td> <td>144</td> <td>172</td> <td></td> <td></td> <td>316</td> </tr> </tbody> </table>	2012-2014	2014-2019	2019-2024	2024-2029	2029+	Total		144	172			316
2012-2014	2014-2019	2019-2024	2024-2029	2029+	Total								
	144	172			316								
Phasing of housing delivery assumed for Local Plan	Assumed delivery of 50 homes before 2019.												
Overall Comments	The Parish Council is progressing a Neighbourhood Plan and expect to publish the draft Plan (including proposed housing sites) for consultation in July 2014. The 2013 SHLAA Update identified two potential sites at Hermitage and a small site at Nutbourne (there are two larger sites identified in the neighbouring parish of Chidham & Hambrook). There are no known constraints that would prevent housing coming forward early in the Plan period.												
Risk to housing delivery	Low – The Parish Council is making progress with the Neighbourhood Plan. There are identified SHLAA sites and no known constraints preventing early housing delivery.												

B . Appendix 2 - Parish Level Housing

West Wittering Parish

Local Plan housing 50 homes

Location for development West Wittering, East Wittering/Bracklesham (part)

Mechanism for housing delivery West Wittering Parish Council is preparing a Neighbourhood Plan. Referendum anticipated Autumn 2015.

Timescale(s) NP progress to date: March 2013 Neighbourhood Plan designation approved.

Forward timetable (CDC estimate): Pre-submission consultation – Spring 2015, Referendum – Autumn 2015.

Key stakeholders responsible for housing delivery Parish Council, landowners and developers

Housing sites permitted or proposed -

Identified SHLAA potential

2012-2014	2014-2019	2019-2024	2024-2029	2029+	Total
	104				104

Phasing of housing delivery assumed for Local Plan Assumed delivery of 50 homes before 2019.

Overall Comments The Parish Council has commenced work on a Neighbourhood Plan, but the detailed timetable is not known. The SHLAA 2013 identified one site with housing potential. However, there are no known constraints that would prevent the parish housing target being met. Therefore, it is assumed that the parish housing target can be delivered early in the Plan period.

Risk to housing delivery Low – The Parish Council has started work on a Neighbourhood Plan. There is an identified SHLAA site and no known constraints preventing early housing delivery.

B . Appendix 2 - Parish Level Housing

Westbourne Parish

Local Plan housing	25 homes												
Location for development	Westbourne												
Mechanism for housing delivery	Westbourne Parish Council has submitted an application for Neighbourhood Plan area designation.												
Timescale(s)	<u>Projected timetable for NP preparation</u> : At least 18 months from designation to prepare a Neighbourhood Plan.												
Key stakeholders responsible for housing delivery	Parish or District Council (plan preparation), landowners and developers												
Housing sites permitted or proposed	Sites currently subject to planning appeal: WE/13/00231/FUL Land N of Long Copse Lane 22 dwellings WE/12/04779/FUL Land SW of Cemetery Lane, Woodmancote 28 dwellings												
Identified SHLAA potential	<table border="1"> <thead> <tr> <th>2012-2014</th> <th>2014-2019</th> <th>2019-2024</th> <th>2024-2029</th> <th>2029+</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td></td> <td>45</td> <td></td> <td></td> <td></td> <td>45</td> </tr> </tbody> </table>	2012-2014	2014-2019	2019-2024	2024-2029	2029+	Total		45				45
2012-2014	2014-2019	2019-2024	2024-2029	2029+	Total								
	45				45								
Phasing of housing delivery assumed for Local Plan	Assumed delivery of 25 homes before 2019												
Overall Comments	The Parish Council is seeking to prepare a Neighbourhood Plan. However, there are current housing applications subject to planning appeal, and the SHLAA 2013 identifies a further potential site with housing potential. The parish housing target is relatively low and there are no known constraints that would prevent early housing delivery. Therefore, it is assumed that the parish housing target can be delivered early in the Plan period.												
Risk to housing delivery	Low – There are potential housing sites with developer/landowner interest and no known constraints preventing early housing delivery.												

B . Appendix 2 - Parish Level Housing

Wisborough Green Parish

Local Plan housing	60 homes
Location for development	Wisborough Green
Mechanism for housing delivery	Wisborough Green Parish Council is preparing a neighbourhood plan.
Timescale(s)	<p><u>NP progress to date</u>: November 2012 Neighbourhood Plan designation approved. PC has set up steering group and undertaken baseline survey. Have undertaken assessment of potential housing sites. Looking to consult on site options in Autumn 2013.</p> <p><u>Forward timetable (CDC estimate)</u>: Pre-submission consultation – Spring 2014, Referendum – Autumn 2014.</p>
Key stakeholders responsible for housing delivery	Parish Council, landowners and developers
Housing sites permitted or proposed	-
Identified SHLAA potential	No sites identified, although 2 sites may have potential subject to relocation/cessation of existing uses. One of these sites was also promoted in response to Local Plan Preferred Approach consultation.
Phasing of housing delivery assumed for Local Plan	Assumed delivery phased over the Plan period, with around 30 homes delivered before 2019 and the remainder post-2019.
Overall Comments	The Parish Council has commenced work on a Neighbourhood Plan, but the detailed timetable is not known. The SHLAA 2013 did not identify immediately available sites, but there are sites with potential for housing subject to relocation of existing uses. There are no known constraints that would prevent the parish housing target being met within the Plan period. Therefore, it is assumed that the parish target can be met, with around half of the housing coming forward early in the Plan period.
Risk to housing delivery	Low – There are potential housing sites with developer/landowner interest and no known constraints preventing early housing delivery.

C . Housing Sites in the Development Pipeline

Potential Additional Housing Sites in Pipeline

The information shown below is accurate up to 1 October 2013.

Table C1: Planning applications currently subject to planning appeal

Site Address	Parish	No. of dwellings
Land on east side of Meadow Way, Tangmere	Tangmere	59
Land north of Keepers Wood, Lavant Road, Chichester	Lavant	92
Land at Tawny Nurseries, Bell Lane, Birdham	Birdham	30
Land west of Garsons Road, Southbourne	Southbourne	70
Land on north side of Long Copse Lane, Westbourne	Westbourne	22
Land north-west of Park Road, Selsey	Selsey	100
Land south of Stoney Lodge, School Lane, North Mundham	North Mundham	25
Land west of Broad Road, Hambrook	Chidham & Hambrook	28
Land south-west of Cemetery Lane, Woodmancote	Westbourne	28
TOTAL		454

Table C2: Submitted planning applications not yet determined

Site Address	Parish	No. of dwellings
Prinsted Court, Longlands Road, Southbourne	Southbourne	20
Co-operative Retail Services Ltd 81-83 High Street, Selsey	Selsey	6
Land east of Palmer Place, Runcton	North Mundham	15
Field north-west of The Saltings, Crooked Lane, Birdham	Birdham	15
Land east of Follis Gardens, Clay Lane, Fishbourne	Fishbourne	25
Land south of Loxwood Surgery, Farm Close, Loxwood	Loxwood	15
1-9 High Street, Selsey	Selsey	9
Land north of Gribble Lane, Oving	Oving	11
Pottery Field, Main Road, Nutbourne	Chidham & Hambrook	26
TOTAL		142

Chichester District Council



Produced by the Planning Policy Team

Chichester District Council

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