

Strategic Housing Land Availability Assessment



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1 . Introduction

Introduction

1.1 This Strategic Housing Land Availability Assessment (SHLAA) identifies the housing potential of sites that fall within the Chichester Local Plan area (Chichester District excluding those parts within the South Downs National Park) over the period to 2029.

1.2 This is the third edition of the SHLAA which updates the position set out in the original 2010 SHLAA and the subsequent March 2013 SHLAA update.

1.3 The SHLAA forms part of the background evidence, which together with other studies, informs and supports the housing delivery strategy in the Chichester Local Plan: Key Policies document. It will also be one of the considerations that will inform the preparation of other development plan documents, including Neighbourhood Plans and the Site Allocations Development Plan Document. It assesses whether land is suitable, available and achievable for development, indicates how many homes the land could provide and the timescales for their delivery.

1.4 It should be emphasised that the SHLAA is a technical study and not a policy document. The assessment of sites in the study will not in any way prejudice the outcome of Council planning decisions in relation to specific proposals. The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain planning permission for housing. Similarly, the non-inclusion of a site does not in preclude future residential development, providing proposals meet the planning policy framework that exists at the time a site comes forward.

1.5 Importantly, taking into account of the role of the SHLAA and its consideration of individual potential housing sites as part of the assessment, the following disclaimer should be noted:

1.6 *Landowners should be realistic and not presume that their sites have risen in value as a result of mention in this report. These sites might never be allocated in Development Plan Documents, for example, where they are inconsistent with the adopted Local Plan. The District Council acknowledges that further viability assessments may need to take place. Sites allocated for housing in Development Plan Documents will be required to provide necessary infrastructure (e.g. roads, open space, affordable housing) in order to be developed, and land values will have to reflect this.*

Policy context

National Planning Policy Framework

2.1 Since the preparation of the SHLAA 2010, the National Planning Policy Framework (NPPF) has been published, replacing the former Planning Policy Statement (PPS3): Housing. In addition, the National Planning Practice Guidance on Housing and Economic Land Availability Assessment (6 March 2014) replaces the 2007 Practice Guidance on Strategic Housing Land Availability Assessments.

2.2 The National Planning Policy Framework requires SHLAAs to be prepared to "*establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period*" (NPPF, paragraph 159). Linked to this aim, the National Planning Practice Guidance states that SHLAA's are a key component of the evidence base to support the delivery of sufficient land for housing to meet the community's need for more homes. The primary role of the SHLAA is to:

- identify sites and broad locations with potential for housing;
- assess their housing potential;
- assess their suitability for housing development and the likelihood of development coming forward (the availability and achievability).

2.3 The objective of an assessment is to provide robust information on potential housing sites that can be identified in the Local Plan and other development plan documents. Paragraph 47 of the NPPF requires Councils to:

- use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period; and
- to identify a short term supply of deliverable sites that are ready for development (years 1-5: a five-year supply of specific sites); and specific developable sites or broad locations for the medium term (years 6–10) and ideally in the long term (years 11–15).

2.4 The footnote to paragraph 47 provides the following definitions for deliverable and developable sites:

2.5 Deliverable sites should be:

- *available now;*
- *offer a suitable location for development now; and*
- *be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that the development of the site is viable.*

2.6 *Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within the first five years; for example if they are no longer viable or if there is no longer a demand for the type of units, or if sites have long term phasing plans.*

2 . Policy Context

2.7 Developable sites should be:

- *in a suitable location for housing development; and*
- *there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.*

Chichester District Local Plan 1999 Saved Policies

2.8 The Chichester District Local Plan was adopted in 1999. The Secretary of State granted consent in 2007 for those policies that remain relevant for planning purposes to be 'saved' as part of the transition to the preparation of Local Plans required by the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011). These policies will be saved until such time as they are replaced by new policies in an adopted Local Plan.

Chichester Local Plan: Key Policies 2014-2029

2.9 The Chichester District Local Plan (1999) is to be replaced by a new Local Plan for those parts of the District outside the South Downs National Park. The draft Chichester Local Plan: Key Policies has been subject to pre-submission consultation under Regulation 19 of the 2012 Town and Country Planning Regulations and has since been approved by the Council for submission for examination. When adopted, the Local Plan will make provision for housing for the period to 2029, allocating housing on strategic sites and also setting out the number of homes to be provided within the parishes.

Housing Requirement

2.10 The South East Plan, which previously set the housing requirement for Chichester District over the period 2006-2026, has been revoked and no longer forms part of the development plan. The most up to date assessment of objectively assessed housing needs (OAHN) for Chichester District (including the National Park) identifies a range of 530-650 homes per year. This range is based on the most recent published demographic and household projections (2011-based), taking account of housing market signals (in particular affordability) and potential pressures from economic growth, although recognising the uncertainty associated with such projections. It is taken from the Assessment of Housing Development Needs Study: Sussex Coast HMA (April 2014), a background study that was prepared for the Sussex Coast local planning authorities by consultants, GL Hearn.

2.11 However, Chichester District is subject to significant environmental constraints with approximately 75% of its area being designated either National Park or Area of Outstanding Natural Beauty (AONB). This has been reflected in the previous Plan housing targets set in the South East Plan and West Sussex Structure Plan. Advice in the NPPG, indicates that the weight given to such OAHN projections should take account of the fact that they have not been tested or moderated against relevant constraints.

2.12 The draft Chichester Local Plan proposes a target of 410 homes per year for the Plan area, which seeks a sustainable balance in meeting housing needs whilst taking account of the development constraints affecting the area.

SHLAA methodology

3.1 This section sets out the methodology used by the Council for undertaking this SHLAA, having regard to the requirements of both the NPPF and the NPPG. The four Coastal West Sussex authorities of Arun, Adur, Chichester and Worthing worked jointly to agree a common methodology for the initial publication of their individual SHLAAs in 2009/2010.

3.2 The assessment includes:

- a list of all sites considered, cross-referenced to their locations on maps;
- an assessment of each site, in terms of its suitability for development, availability and achievability (including whether the site/broad location is viable) to determine whether a site is realistically expected to be developed and when;
- more details for those sites which are considered to be realistic candidates for development, compared to others that have been discounted for clearly evidenced and justified reasons; and
- the potential quantity of development that could be delivered on each site/broad location, including a reasonable estimate of build out rates and setting out any barriers to delivery.

Study Area

3.3 The SHLAA covers whole of the Chichester Local Plan Area. The main focus for potential housing sites are the towns and larger villages with identified Settlement Boundaries which have been carried forward from the Chichester District Local Plan 1999 (and will be reviewed through Development Plan Documents and Neighbourhood Plans). This approach follows the settlement hierarchy identified in the emerging Local Plan. The relevant settlements are listed in Policy 2 of the draft Plan.

Time Period

3.4 The SHLAA assesses the housing potential of sites over a 15 year timeframe to 2029 to reflect the period proposed to be covered by the Chichester Local Plan Key Policies 2014-2029 document.

Site Size Threshold

3.5 A minimum site size of 6 dwellings (0.15ha) is used, reflecting the West Sussex County Council residential monitoring which defines sites of 6 dwellings or more as large sites. Smaller sites of 5 or less dwellings mainly arise from changes of use, conversions and small infill sites and are considered to be too small to be likely candidates for allocation in plan documents. The Chichester Local Plan: Key Policies 2014-2019 proposes to include a small site windfall allowance⁽¹⁾ in accordance with the criteria set out in NPPG paragraph 48.

Identification of potential sites

3.6 Sources of potential sites, both previously developed and greenfield include:

¹ The small site windfall allowance of 47 dwellings is adjusted to take account of existing planning permissions on small sites.

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- Existing unimplemented land allocations (Chichester District Local Plan 1999 and Chichester City North Sites Development Brief)
- Sites promoted for inclusion in the draft Chichester Local Plan: Key Policies document
- Sites proposed in emerging Neighbourhood Plans
- Sites with unimplemented permissions for housing, planning permissions for housing that are under construction and other relevant planning histories
- National Register of Public Sector Land
- National Land Use Database
- Chichester District Council Land Disposal List
- Sites submitted through the SHLAA consultation process

3.7 In order to update the SHLAA, a four week “call for sites” was undertaken between 8 January and 10 February 2014. A wide range of contacts, including statutory agencies, landowners, developers and agents were asked to submit sites for consideration, by way of a standard proforma. Contacts were asked for updated information on sites previously included in the 2010 and 2013 SHLAAs as well as details of any “new” sites that had not previously been promoted to the Council through the SHLAA or through the Local Plan process. As part of the ‘call for sites’ questions were included on whether the site could be available for 100% affordable housing, Gypsies, Travellers or Travelling showpeople or for employment uses.

3.8 This SHLAA 2014 update therefore includes information on the sites assessed in the 2010 and 2013 SHLAAs as well as assessing new sites suggested through the call for sites. In addition, sites with outstanding planning permission (which are included in the Council's five year supply report) have been included in this SHLAA report. Site details received after 1st March 2014 and other sites that continue to be received will be assessed in the next update of the SHLAA.

Sites excluded from assessment

3.9 The sites excluded from further assessment are listed in Appendix 1 and fall within three categories

3.10 Developed sites: Since the publication of the 2010 SHLAA, 20 SHLAA sites have been developed.

3.11 Discounted sites: Of the new sites submitted, 5 sites were discounted either because they were:

- too small, falling below the minimum site size threshold of 6 dwellings (0.15ha) or
- not located within or near to existing defined Settlement Boundaries. This was a qualitative judgement based on an analysis of maps showing the location of sites in relation to Settlement Boundaries.

3.12 Sites Currently not available: In addition, sites have also been excluded where the landowner has indicated that the site is no longer available or that sites without a planning history have also not been promoted during recent Calls for Sites. However, such sites may be assessed in a subsequent edition of the SHLAA if they are considered to be available for housing in the future.

Assessment of Deliverability and Developability

3.13 Following the initial sieving of sites, the remaining sites were assessed in terms of their suitability, availability, and achievability to determine when and whether they are likely to be developed. This assessment resulted in sites being placed in one of two categories:

3.14 Sites with potential for housing development:

- Those sites considered to be **Deliverable** or **Developable** and meeting the NPPF criteria, set out above.

3.15 Sites with no housing potential for housing development

- These are those sites where one or more of the constraints to development are severe and it is not known when they might be overcome. For example, those sites that do not pass suitability testing, and/or are considered to be unavailable or unachievable for housing development. It should be noted, however, that where it can be demonstrated that the severe constraint can be realistically overcome, the site may be re-considered as a 'developable' or 'deliverable' site.

3.16 The assessment criteria for determining whether a site is to be considered suitable, available or achievable is summarised below. Taking into account these factors, SHLAA sites assessed as deliverable/developable were phased to one or more of the following periods: 2013-2014 (under construction), 2014-2019 (1-5 years), 2019-2024 (6-10 years), 2024-2029 (11-15 years) or 2029+ (15+ years).

Assessing suitability for housing

3.17 The assessment of site suitability for housing included consideration of:

- The development plan, emerging plan policy and national policy;
- Physical limitations or problems and potential impacts; and
- environmental/amenity impacts experienced by would be occupiers and neighbouring areas.

3.18 Sites which were already allocated in the Local Plan or had planning permission at 1 May 2014 have the status of existing planning commitments. These sites were therefore phased in accordance with the annual development monitoring process, set out in the Council's 'Five Year Housing Land Supply 2014-2019' report. The vast majority of sites falling within this category are expected to be developed in the five year period, although development on a few sites (e.g. Graylingwell and Shopwyke Lakes) is expected to stretch beyond 5 years.

3.19 Local Plan policy sets a general presumption in favour of development within defined Settlement Boundaries (Settlement Policy Areas). Therefore sites within these areas have been generally phased in the 2014-2019 year period, unless there are specific known constraints or ownership issues which are likely to delay them coming forward. For example, the need to relocate an existing employment use or other occupier on the site before the site can become available for housing.

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3.20 Sites outside the defined Settlement Boundaries comprise land that would be classed under current Local Plan policy as countryside, where planning applications for housing development would normally be refused. The SHLAA identifies a number of sites which are adjacent to existing settlement boundaries as having future housing potential; however, these will need to be assessed in more detail through the Site Allocations Development Plan Document or Neighbourhood Plan process to determine which are the most appropriate for allocation⁽²⁾. Sites outside existing Settlement Boundaries which may have future housing potential have been phased in later time periods, generally 6-10 years or 11-15 years depending on location, size, constraints and ownership etc. and for those sites that are remote to existing settlements as having “no potential”.

3.21 Although the NPPF gives great weight to the conservation of the natural beauty of the landscape and countryside in AONBs within the Chichester Plan Area, some new housing development is likely to be required within the Chichester Harbour AONB boundary. Therefore, for the purposes of the SHLAA, the AONB designation is not treated as an absolute constraint on major housing development, although it is recognised that such development would need to be justified against the requirements set out in the NPPF (paragraph 116) and would need to be carried out to high environmental standards

3.22 Physical limitations may include access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination. Potential impacts include the effect upon landscapes, including landscape features, nature and heritage conservation. The SHLAA sites are not subjected to detailed landscape assessments. However, in surveying the sites, any specific landscape or character issues likely to impact on the development of a site are noted as a possible constraint that would need to be assessed further prior to the site being allocated or developed.

3.23 The overall approach is to identify the extent of physical limitations and potential impacts and then to assess how these would be likely to affect the amount of housing and phasing of development which would be achievable on the site. In some cases, constraints are considered to be so severe as to rule out development altogether. However, in most cases, the impact is reflected either by reducing the potential site yield (for example if only part of the site is developable) and/or adjusting the potential phasing of development to reflect any additional requirements needed to overcome the constraint. It should be emphasised that the SHLAA work is based on an initial desktop assessment of site constraints and the assumptions about site capacity and phasing in this report may be modified subsequently in the light of more detailed site assessments.

Assessing availability for housing

3.24 The assessment of availability has taken into consideration:

- Ownership and/or control of the land and the intentions of the landowner to deliver;
- Planning status and planning history of the site; and
- Timescales required to bring a site forward.

3.25 The availability of the majority of sites has been established by contacting landowners or agents together with their response via the SHLAA Site Submission Form returns and by checking relevant planning history. This SHLAA update uses the site areas shown on plans accompanying

² It should be noted that the assessment as suitable in terms of the methodology for the SHLAA does not mean that the Council considers the site suitable for development and has no implications for the determination of any planning application that may be submitted.

SHLAA Site Submission Forms. These may not cover the same areas as the strategic housing allocations proposed in the Pre-submission Chichester Local Plan: Key Policies 2014-2029 or the housing allocations proposed in Neighbourhood Plans.

3.26 In accordance with the NPPF, sites with current planning permission are considered deliverable, unless there is clear evidence that the permission will not be implemented within 5 years. Where sites are occupied by existing uses still in operation, the need to relocate that use is considered relevant. Therefore, such sites are assessed as having “potential but delivery unknown”.

3.27 It is assumed that sites in multiple, rather than single ownership, will be more difficult to deliver, unless there is clear evidence that landowners are considering joint action to bring the site forward. Sites in multiple ownership are therefore phased in later time periods, unless there is specific evidence of concerted action by landowners.

Assessing achievability for housing

3.28 For a site to be considered achievable, and therefore developable, there should be a ‘reasonable’ prospect that housing will be delivered on the site at a given point in time. In essence this is a judgement about the economic viability of the site and the ability of the developer to complete and sell housing over a certain period. The development potential is a significant factor that influences a site's economic viability and its suitability for housing and this has therefore been taken into account in assessment of site achievability. For example, sites that are not considered suitable are also not considered achievable. For other sites that are considered to be available and suitable, including sites with planning permission, it has been assumed that market factors (such as the attractiveness of the locality and the potential marketability of the site) would not impede site achievability. The Plan area currently has a strong housing market and site marketability or viability would not be expected to act as constraints, except in a very few cases where there may be abnormal development costs.⁽³⁾ Unless there is specific information to the contrary, it has been assumed that there are no abnormal costs to the delivery of housing on sites.

Estimating the housing potential of each site

3.29 The housing potential of a site is the net number of dwellings that the site can be assumed to yield through its development or conversion of existing buildings and is based on:

- The developable area of the site based on site constraints.
- Density assumptions.

3.30 Where possible, the estimate of the developable area has excluded any parts of the site subject to major physical environmental constraints that would preclude development. This includes land falling within an SNCI, SSI, SPA, SAC Ramsar and flood risk zone 3 (using the latest flood risk maps from the Environment Agency) designation. In addition, it includes assumptions about the percentage of the site potentially required for screening or landscaping, based on the site location and likely visual impact of development. However, it is important to recognise that yields

³ Analysis of the local housing market is set out in the Coastal West Sussex Strategic Housing Market Assessment 2012 (SHMA), whilst detailed assessment of development viability is provided in the Development Viability Assessment Study (November 2013) commissioned by the Council to support the proposed introduction of a Community Infrastructure Levy (CIL).

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may also be affected by issues not currently evident, such as ground conditions in certain parts of sites. Incorporating existing features of the landscape such as trees and hedges may also affect layouts and yields.

3.31 The housing yield on sites with planning permission (at 1 May 2014) was based on the most recent permission granted. In addition, provisions of the Chichester Local Plan: Key Policies 2014-2019 and Neighbourhood Plans that have reached at least submission stage has also been taken into account. To assess the housing yield of other sites, a notional housing density of 40 dwellings per hectare is applied, unless a site's location or specific constraints suggest that a higher or lower density would be appropriate. This follows the approach to calculating densities in the previous SHLAAs undertaken by the Council. It should be noted that the resulting figures are only indicative and that generally (with the exception of some Chichester city sites), permitted housing developments have not achieved this density.

Assessment conclusions

4.1 Appendix 2 sets out the final conclusions for all the SHLAA sites included in the assessment, indicating which sites are considered to be deliverable or developable, their potential housing yield and phasing. The sites in Appendix 2 are listed by parish and have been given a unique reference number (SHLAAID). The sites are identified on maps for each parish and are set out at Appendix 3. The maps show the SHLAAID of each site together with its potential phasing, providing a cross reference to the site conclusions in Appendix 2.

4.2 Table 4.1 summarises the SHLAA sites with housing potential by parish. Overall within the Local Plan area, the SHLAA identifies 2,093 dwellings that are considered to be deliverable over the period 2014-2019 and 9,194 (5,779 + 3,415) dwellings that are considered to be developable within the period 2019-2029 (2019-2024 + 2024-2029). Overall there are 11,287 dwellings (on sites of 6 or more homes) that may have potential for housing development within the Local Plan area over the period 2014-2029. Of these, there is potential for 11,122 dwellings in the South of the Plan Area and 165 dwellings in the North of the Plan area.

4.3 The figures include several very large strategic sites on the edge of Chichester City and at Tangmere. As might be expected, the most significant potential for development is concentrated around Chichester City itself and the other larger settlements which the Local Plan defines as 'settlement hubs'. Some housing potential has also been identified around a number of the villages with Settlement Boundaries. It should be emphasised that the distribution of potentially developable sites to some degree reflects where sites have been promoted to the Council. As previously stated, further detailed assessment will be necessary to determine which sites are most suitable for allocation through the Local Plan Site Allocations document and Neighbourhood Plans.

4.4 The updated SHLAA identifies sufficient sites with housing potential within the Plan area to meet and potentially exceed the planned housing provision in the draft Local Plan Key Policies 2014-2029. The information on housing land availability forms part of the evidence base informing the Local Plan, and helps to demonstrate the deliverability of the Plan strategy.

4 . Assessment Conclusions

Table 4.1 Summary of SHLAA sites with Identified Potential by Parish

Parish	Local Plan Sub -area	Potential dwellings						
		2013-2014	2014-2019	2019-2024	2024-2029	2014-2029	2029+	Total
Appledram	Manhood Peninsula	9	0	0	0	9	0	9
Birdham	Manhood Peninsula	28	80	58	130	268	0	296
Bosham	East-West Corridor	0	0	15	470	485	0	485
Boxgrove	East-West Corridor	0	0	27	0	27	0	27
Chichester	East-West Corridor	101	847	805	533	2,185	600	2,886
Chidham & Hambrook	East-West Corridor	48	47	313	32	392	0	440
Donnington	Manhood Peninsula	32	128	0	0	128	0	160
Earnley	Manhood Peninsula	0	0	0	0	0	0	0
East Wittering	Manhood Peninsula	0	67	757	790	1,614	0	1,614
Fishbourne	East-West Corridor	0	45	172	0	217	0	217
Funtington	East-West Corridor	0	0	0	0	0	0	0
Hunston	Manhood Peninsula	0	18	88	0	106	0	106
Kirdford	North of the Plan Area	0	0	54	13	67	0	67
Lavant	East-West Corridor	0	23	12	0	35	0	35
Loxwood	North of the Plan Area	0	17	43	0	60	0	60
Lynchmere	North of the Plan Area	0	0	0	0	0	0	0
North Mundham	Manhood Peninsula	0	15	53	19	87	0	87
Oving	East-West Corridor	0	276	235	85	596	0	596
Plaistow & Ifold	North of the Plan Area	0	0	0	0	0	0	0
Selsey	Manhood Peninsula	0	50	587	0	637	0	637
Sidlesham	Manhood Peninsula	0	0	0	0	0	0	0
Southbourne	East-West Corridor	0	100	1,625	172	1,897	0	1,897
Tangmere	East-West Corridor	0	230	512	659	1,401	0	1,401
West Itchenor	Manhood Peninsula	0	0	0	0	0	0	0
West Thorney	East-West Corridor	0	0	0	0	0	0	0
West Wittering	Manhood Peninsula	0	50	117	0	167	0	167
Westbourne	East-West Corridor	0	0	18	0	18	0	18
Westhampnett	East-West Corridor	0	100	250	512	862	0	862
Wisborough Green	North of the Plan Area	0	0	38	0	38	0	38

4 . Assessment Conclusions

Local Plan Sub-area	Potential dwellings						
	2013-2014	2014-2019	2019-2024	2024-2029	2014-2029	2029+	Total
<i>East-West Corridor</i>	149	1,668	3,984	2,463	8,115	600	8,864
<i>Manhood Peninsula</i>	69	408	1,660	939	3,007	0	3,076
South of the Plan Area	218	2,076	5,644	3,402	11,122	600	11,940
North of the Plan Area	0	17	135	13	165	0	165
Total Plan Area	218	2,093	5,779	3,415	11,287	600	12,105

Appendix 1 . Sites Excluded from the SHLAA 2014 Assessment

Table A.1 SHLAA Sites Developed 2010-2013

Parish	SHLAAID	Site address	Gross Site Area
Chichester	CC08242	Garage site at St James Square	0.23
Chichester	CC08247	10 Fishbourne Road East	0.34
Chichester	CC08248	28 Kings Avenue and land rear of 28 Kings Avenue	0.27
Chichester	CC08252	Hay Road Allotments	1.15
Chichester	CC08253	Osborne House, Stockbridge Road	0.62
Chichester	CC08297	Land South of Winterbourne Road	4.14
Chichester	CC08400	East Walls & Shippams Social Club	0.70
Chichester	CC08401	Shippams Factory	0.72
Chichester	CC08399	Former Chichester High School for Girls	1.12
Chichester	CHIC025	81 & 91 Spitalfield	0.21
Chidham & Hambrook	HB08391	Land to the rear of 30 The Avenue	0.73
Donnington	CC08249A	Stockbridge Garage, 1 Birdham Road/Former Petrol Filling Station & 3 Birdham Road	0.15
Fishbourne	FB08270	Land to the rear of 11 Newport Drive	0.34
Fishbourne	FB08276	Land north of Clay Lane	1.19
Kirdford	KD0844	Land at Kirdford Growers	2.44
Loxwood	LX0861	Land at Hall Hurst Farm	0.83
Tangmere	TG08318	Bader Arms	0.27
Tangmere	TG08392A	Former Fire Brigade Depot	2.36
West Wittering	WW08409A	Land North of Summerfield Road	0.87
Westbourne	WB08146	Garages and allotments at Churcher Road	0.15

Table A.2 Discounted SHLAA 2014 sites

Parish	SHLAAID	Site address	Reason
Boxgrove	HK1411	Land at The Folly Tinwood Lane Halnaker	Site is remote from settlement of Halnaker which does not have an SPA.
Earnley	E1461	Land between 133-137 Almodington lane	Site is remote from settlement of Earnley which does not have a settlement boundary.
Plaistow and Ifold	PL1204	Land north of Todhurst	Plaistow does not have a Settlement Boundary and is contrary to policy.

Appendix 1 . Sites Excluded from the SHLAA 2014 Assessment

Parish	SHLAAID	Site address	Reason
Westhampnett	WT1456	Former civil defence site	The site is in Westerton which does not have a settlement boundary.
Westhampnett	WT1457	Westerton Farm	The site is in Westerton which does not have a settlement boundary.

Table A.3 SHLAA sites currently considered not available

Parish	SHLAAID	Site address	Gross Site Area	Reason
Birdham	BI08172	Land north of Cowdray Nursery	0.66	The 2010 SHLAA identified the site as having as having no potential for housing development because <i>the site is unsuitable as it is a stand alone site, isolated from a settlement.</i> The site has not been promoted during Calls for Sites since 2010 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.
Birdham	BI08174	Land at Beaver Lodge	0.61	The 2010 SHLAA identified the site as having as having no potential for housing development because <i>the site is unsuitable as it is a stand alone site, isolated from a settlement.</i> The site has not been promoted during Calls for Sites since 2010 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.
Birdham	BI08181	Land South of Main Road Birdham	2.27	The 2010 SHLAA identified the site as having as having no potential for housing development because <i>the site is unsuitable as it is a stand alone site, isolated from a settlement.</i> The site has not been promoted during Calls for Sites since 2010 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.
Bosham	BO08188	Land east of Taylor's Lane	11.99	The 2010 SHLAA identified that the site could be suitable for housing development. The site was included as having potential for 384 dwellings in years 6-10. The site has not been promoted during Calls for Sites since 2010 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.
Bosham	BO08189	Land at Crede Farm	0.76	The 2010 SHLAA identified that the site could be suitable for housing development. The site was included as having potential for 18 dwellings in years 6-10. The site has not been promoted during Calls for Sites since 2010 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.
Bosham	BO08402	Land at Green Acre	0.18	The 2010 SHLAA identified that the site <i>is within the built up area boundary and has potential for development, but the number of dwellings achievable is likely to fall below SHLAA threshold.</i> The site has not been promoted during Calls for Sites since 2010 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.

Appendix 1 . Sites Excluded from the SHLAA 2014 Assessment

Parish	SHLAAID	Site address	Gross Site Area	Reason
Boxgrove	BX0801	Boxgrove Primary School	1.18	The 2010 SHLAA identified the site as having as having no potential for housing development because the <i>site is outside the existing built up area boundary and development would involve the relocation or replacement of an existing community facility</i> . The site has not been promoted during Calls for Sites since 2010 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.
Boxgrove	BX0806	Land east of The Street	2.12	The 2010 SHLAA identified the site as having as having no potential for housing development because the <i>site has limited potential as the majority of the site falls within Flood Zone 3.</i> The site has not been promoted during Calls for Sites since 2010 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.
Chichester	CC08182	Land east of Donnington	45.51	The 2010 SHLAA identified the site as having as having no potential for housing development because the <i>site is unsuitable as this is a potential minerals site and further work would need to be undertaken</i> . The site has not been promoted during Calls for Sites since 2010 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.
Chichester	CC08255	Land north of Summersdale Court	0.65	The 2010 SHLAA identified that the site could be suitable for housing development. The site was included as having potential for 20 dwellings in years 6-10. The site has not been promoted during Calls for Sites since 2010 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.
Chichester	CC08258	Playing field at Central School	1.02	The 2010 SHLAA identified the site as having as having no potential for housing development because the <i>site is within the built up area boundary of Chichester, however development would involve the loss of open space</i> . The site has not been promoted during Calls for Sites since 2010 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.
Chichester	CC08293	Former Drayton Manor Landfill Site	23.16	The 2010 SHLAA identified the site as having as having no potential for housing development because the <i>site has limited potential and will require a further assessment</i> . The site has not been promoted during Calls for Sites since 2010 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.
Earnley	EWBR08220	Land south of Clappers Lane	9.27	The 2010 SHLAA identified the site as having as having no potential for housing development because the <i>site is unsuitable at the present time, as it abuts a site adjacent to a SPA, which would need to be developed</i> . The site has not been promoted during Calls for Sites since 2010 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.
East Wittering & Bracklesham	EWBR08264	Land at East Wittering	0.62	The 2010 SHLAA identified the site as having as having no potential for housing development because <i>development of site would involve loss of existing playing field which would</i>

Appendix 1 . Sites Excluded from the SHLAA 2014 Assessment

Parish	SHLAAID	Site address	Gross Site Area	Reason
		County Primary School		<i>need to be relocated.</i> The site has not been promoted during Calls for Sites since 2010 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.
East Wittering & Bracklesham	EWBR08301	Land west of St Annes Church	0.19	The 2010 SHLAA identified that the site <i>is within the built up area boundary and has potential for development, but the number of dwellings achievable is likely to fall below SHLAA threshold.</i> The site has not been promoted during Calls for Sites since 2010 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.
Fishbourne	CC08417	Lower Turnpike Nursery	1.72	The 2010 SHLAA identified the site as having as having no potential for housing development because the <i>site is unsuitable as it is a stand alone site and although well connected to Chichester is disjoined by the A259 and Fishbourne roundabout.</i> The site has not been promoted during Calls for Sites since 2010 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.
Fishbourne	FB08275	Land west of Clay Lane	3.67	The 2010 SHLAA identified the site as having as having no potential for housing development because the <i>site is unsuitable at the present time, as it abuts a site adjacent to a Settlement Policy Area, which would need to be developed.</i> The site has not been promoted during Calls for Sites since 2010 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.
Hunston	HN08236	Land north of 10 Oak View	1.12	The 2010 SHLAA identified that the site could be suitable for housing development. The site was included as having potential for 36 dwellings in years 6-10. The site has not been promoted during Calls for Sites since 2010 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.
Hunston	HN08286	Land east of Meadow Close	2.72	The 2010 SHLAA identified that the site could be suitable for housing development. The site was included as having potential for 88 dwellings in years 6-10. The site has not been promoted during Calls for Sites since 2010 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.
Hunston	HN08287	Land at the corner of Church Lane and Main Road	1.35	The 2010 SHLAA identified the site as having as having no potential for housing development because the <i>site has no potential as it is entirely within Flood Zones 2 and 3.</i> The site has not been promoted during Calls for Sites since 2010 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.
Kirdford	KD0841	Land North of the School (north of Ellington)	0.24	The 2010 SHLAA identified that the site could be suitable for housing development. The site was included as having potential for 7 dwellings in years 6-10. The site has not been promoted during Calls for Sites since 2010 and is considered

Appendix 1 . Sites Excluded from the SHLAA 2014 Assessment

Parish	SHLAAID	Site address	Gross Site Area	Reason
				to be not currently available. The site is therefore excluded from this SHLAA update.
Kirdford	KD0842	Pennygate & The Old Creamery	0.27	The 2010 SHLAA identified the site as having as having no potential for housing development because the <i>site is outside the existing built up area boundary and the current occupier would need relocating</i> . The site has not been promoted during Calls for Sites since 2010 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.
Kirdford	KD0843	Land at Brookside	0.25	The 2010 SHLAA identified that the site <i>is unlikely to deliver 6 or more dwellings due to site constraints, therefore discounted from SHLAA</i> . The site has not been promoted during Calls for Sites since 2010 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.
Kirdford	KD0845	Land east of Kirdford Growers	1.94	The 2010 SHLAA identified that the site could be suitable for housing development. The site was included as having potential for 62 dwellings in years 11-15. The site has not been promoted during Calls for Sites since 2010 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.
Loxwood	LX08410	Loxwood Primary School	0.83	The 2010 SHLAA identified the site as having as having no potential for housing development because the <i>site is within the existing built up area boundary, but is considered unsuitable for housing as this would require relocation or replacement of an existing community facility</i> . The site has not been promoted during Calls for Sites since 2010 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.
Loxwood	LX0856	Land north of Little Garton	0.67	The 2010 SHLAA identified that the site could be suitable for housing development. The site was included as having potential for 22 dwellings in years 6-10. The landowner has since indicated that site is no longer available for housing and the site is therefore excluded from this SHLAA update.
Loxwood	LX0858	Loxwood North Hall	1.45	The 2010 SHLAA identified the site as having as having no potential for housing development because the <i>site is outside the built up area boundary, but is considered unsuitable for housing as developable part of the site is separated from built-up area boundary by village hall which would need to be relocated</i> . The landowner has since indicated that site is no longer available for housing and the site is therefore excluded from this SHLAA update.
Loxwood	LX0859	Chapel Corner House	0.34	The 2010 SHLAA identified the site as having as having no potential for housing development because the <i>site has limited potential and will require a further assessment with regard to the financial viability when others sites have more potential</i> . The site has not been promoted during Calls for Sites since 2010 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.

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Parish	SHLAAID	Site address	Gross Site Area	Reason
Lynchmere	CH0807	Land at Hammerwood	0.45	The 2010 SHLAA identified the site as having as having no potential for housing development because the <i>site is unsuitable as it is a stand alone site, isolated from a settlement</i> . The site has not been promoted during Calls for Sites since 2010 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.
Lynchmere	CH0808	Land north of Old Hatch Cottage	1.14	The 2010 SHLAA identified the site as having as having no potential for housing development because the <i>site has limited/no potential due to topography, ecological and flood constraints, and would require a further assessment</i> . The site has not been promoted during Calls for Sites since 2010 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.
Lynchmere	CH0809	Land west of The Mill Tavern	3.86	The 2010 SHLAA identified the site as having as having no potential for housing development because the <i>site is unsuitable as it is a stand alone site, isolated from a settlement, and has many physical constraints</i> . The site has not been promoted during Calls for Sites since 2010 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.
Lynchmere	CH0810	Land at Sturt Meadow Cottages	2.83	The 2010 SHLAA identified the site as having as having no potential for housing development because the <i>site has no potential due to topography, access and physical constraints</i> . The site has not been promoted during Calls for Sites since 2010 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.
Lynchmere	CH0815	Camelsdale Recreation Ground	4.31	The 2010 SHLAA identified the site as having as having no potential for housing development because the <i>site adjoins the existing built up area boundary, however development would involve the loss of valuable open space and site has physical and ecological constraints</i> . The site has not been promoted during Calls for Sites since 2010 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.
Lynchmere	CH0817	Land north of Copse Road	1.47	The 2010 SHLAA identified the site as having as having no potential for housing development because the <i>site has no potential as it is not well related to settlement and has physical constraints</i> . The site has not been promoted during Calls for Sites since 2010 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.
Lynchmere	CH0822	Tennis courts at Blue Anchor House	0.20	The 2010 SHLAA identified the site as having as having no potential for housing development because the <i>site is unsuitable as it is a stand alone site, isolated from a settlement</i> . The site has not been promoted during Calls for Sites since 2010 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.

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Parish	SHLAAID	Site address	Gross Site Area	Reason
North Mundham	NMRC08294	Land north of Alwyin Place	0.18	The 2010 SHLAA identified the site as having as having potential but delivery unknown for housing development because the <i>site has limited potential due to the layout of the site and small size of site</i> . The site has not been promoted during Calls for Sites since 2010 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.
North Mundham	NMRC08295	Land west of Alwyin Place	2.28	The 2010 SHLAA identified that the site could be suitable for housing development. The site was included as having potential for 46 dwellings in years 11-15. The site has not been promoted during Calls for Sites since 2010 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.
North Mundham	NMRC08299	Land between North Mundham and Runcton	6.44	The 2010 SHLAA identified the site as having as having no potential for housing development because the <i>site has limited potential, the majority of the site is within Flood Zones 2 and 3 and development could lead to coalescence of Runcton with North Mundham</i> . The site has not been promoted during Calls for Sites since 2010 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.
North Mundham	NMRC08404	Chichester Tutorial Unit	0.43	The 2010 SHLAA identified the site as having as having no potential for housing development because the <i>site is partly within the existing built up area boundary, but is considered unsuitable for housing as this would require relocation or replacement of an existing community facility</i> . The site has not been promoted during Calls for Sites since 2011 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.
North Mundham	NMRC08408	North Mundham Farm	1.20	The 2010 SHLAA identified that the site could be suitable for housing development. The site was included as having potential for 38 dwellings in years 6-10. The site has not been promoted during Calls for Sites since 2010 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.
Oving	CC08418	Lansdowne Nursery	2.92	The 2010 SHLAA identified the site as having as having no potential for housing development because the <i>site is unsuitable as it is a stand alone site, isolated from a settlement</i> . The site has not been promoted during Calls for Sites since 2010 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.
Oving	CC0903	WSCC Depot	3.11	The 2010 SHLAA identified the site as having as having no potential for housing development because the <i>site is unsuitable as it is a stand alone site, isolated from a settlement</i> . The site has not been promoted during Calls for Sites since 2010 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.

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Parish	SHLAAID	Site address	Gross Site Area	Reason
Selsey	SY08311	Compton Farm Shop	0.19	The 2010 SHLAA identified the site as having as having no potential for housing development because the <i>site is unsuitable as it is a stand alone site, isolated from a settlement</i> . The site has not been promoted during Calls for Sites since 2010 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.
Selsey	SY08396	Land to the rear of 5 Manor Farm Close	0.23	The 2010 SHLAA identified that site could be suitable for housing development. The site was included as having potential for 6 dwellings in years 1-5. The landowner has indicated that site is no longer available for housing and the site is therefore excluded from this SHLAA update.
Southbourne	HT08280	Land north east of the Hermitage	0.68	The 2010 SHLAA identified that the site could be suitable for housing development. The site was included as having potential for 22 dwellings in years 6-10. The site has not been promoted during Calls for Sites since 2010 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.
Southbourne	NB08305	Land west of Nutbourne West/	2.09	The 2010 SHLAA identified the site as having as having no potential for housing development because the <i>site is unsuitable as it does not relate well to the existing built-up area boundary, is subject to landscape constraints and would contribute to coalescence with Southbourne</i> . The site has not been promoted during Calls for Sites since 2010 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.
Southbourne	SB08334	Land at Bourne Community College	10.49	The 2010 SHLAA identified the site as having as having no potential for housing development because the <i>site is partly within the existing built up area boundary, but is considered unsuitable for housing as this would require relocation or replacement of an existing community facility</i> . The site has not been promoted during Calls for Sites since 2010 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.
Southbourne	SB08338	Land at Cooks Farm	2.79	The 2010 SHLAA identified the site as having as having potential but delivery unknown for housing development because the <i>site is unsuitable at the present time, as it abuts a site adjacent to a SPA, which would need to be developed</i> . The site has not been promoted during Calls for Sites since 2010 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.
Tangmere	TG08349	Land north of Garland Square	0.32	The 2010 SHLAA identified the site as having as having no potential for housing development because the <i>site has no potential following subsequent development of the footbridge</i> . The site has not been promoted during Calls for Sites since 2010 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.

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Parish	SHLAAID	Site address	Gross Site Area	Reason
West Wittering	EWBR08263	Land at Scotts Farm Caravan Site	6.08	The 2010 SHLAA identified the site as having as having potential but delivery unknown for housing development because the site <i>is currently in active use</i> . The site has not been promoted during Calls for Sites since 2010 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.
West Wittering	WW08351	Land at Home Farm	0.83	The 2010 SHLAA identified the site as having as having no potential for housing development because the <i>site is unsuitable at the present time, as it abuts a site adjacent to a SPA, which would need to be developed</i> . The site has not been promoted during Calls for Sites since 2010 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.
Westbourne	WB08144	Land west of Monks Hill	2.16	The 2010 SHLAA identified that the site could be suitable for housing development. The site was included as having potential for 32 dwellings in years 11-15. The site has not been promoted during Calls for Sites since 2010 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.
Westbourne	WB08147	Land at Cemetery Lane	4.69	The 2010 SHLAA identified the site as having as having no potential for housing development because the <i>site is unsuitable as it is a stand alone site, isolated from a settlement</i> . The site has not been promoted during Calls for Sites since 2010 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.
Westbourne	WB08149	Land to the rear of Well Cottage, Old Park Lane	0.48	The 2010 SHLAA identified the site as having as having no potential for housing development because the <i>site has limited potential and will require a further assessment with regard to the Conservation Area and Listed building on site</i> . The site has not been promoted during Calls for Sites since 2010 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.
Westbourne	WB08150	Land to the rear of Lavender Cottage	0.26	The 2010 SHLAA identified the site as having as having no potential for housing development because the <i>site is unsuitable as it is a stand alone site, isolated from a settlement</i> . The site has not been promoted during Calls for Sites since 2010 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.
Westhampnett	WH0904	Westhampnett Depot	1.71	The 2010 SHLAA identified the site as having as having no potential for housing development because the <i>site is unsuitable as it is a stand alone site, isolated from a settlement</i> . The landowner has since indicated that site is no longer available for housing and the site is therefore excluded from this SHLAA update.
Wisborough Green	WG08151	Land at Luth Lane	0.61	The 2010 SHLAA identified the site as having as having no potential for housing development because the <i>site has limited potential and will require a further assessment with regard to</i>

Appendix 1 . Sites Excluded from the SHLAA 2014 Assessment

Parish	SHLAAID	Site address	Gross Site Area	Reason
				<i>the access and landscape constraints.</i> The site has not been promoted during Calls for Sites since 2010 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.
Wisborough Green	WG08155	Land south of Brooklands Farm	1.57	The 2010 SHLAA identified the site as having as having no potential for housing development because the <i>site is unsuitable as it is a stand alone site, isolated from a settlement.</i> The site has not been promoted during Calls for Sites since 2010 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.
Wisborough Green	WG08156	Greenways Nursery	1.24	The 2010 SHLAA identified the site as having as having no potential for housing development because the <i>site is unsuitable as it is a stand alone site, isolated from a settlement.</i> The site has not been promoted during Calls for Sites since 2011 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.
Wisborough Green	WG08159	Land east of the School	1.60	The 2010 SHLAA identified the site as having as having no potential for housing development because the <i>site is unsuitable as it is a stand alone site, isolated from a settlement.</i> The site has not been promoted during Calls for Sites since 2010 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.
Wisborough Green	WG08162	Land north of Weald House	3.83	The 2010 SHLAA identified the site as having as having no potential for housing development because the <i>site is unsuitable as it is a stand alone site, isolated from a settlement.</i> The site has not been promoted during Calls for Sites since 2011 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.
Wisborough Green	WG08163	Naldretts Farm	0.98	The 2010 SHLAA identified the site as having as having no potential for housing development because the <i>site is unsuitable as it is a stand alone site, isolated from a settlement.</i> The site has not been promoted during Calls for Sites since 2010 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.

Appendix 2 . Assessed SHLAA Sites with Final Conclusions

Parish	SHLAAID	Site address	Gross Site Area	Available	Suitable	Achievable	Potential dwellings					Developable Years	Final Conclusion
							2013-2014	2014-2019	2019-2024	2024-2029	2029+		
Appledram	CC08206	Land west of Donnington Business Park	0.20	✓	✓	✓	9					9	Site is under construction.
Appledram	CC08207	Crouchers Farm	1.94	✓								No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
Appledram (see also Fishborne)	CC08209B	South West of Chichester	117.34	✓	?	?						Part of the site has potential to be developed	Part of the site has potential to be developed at a future date.
Birdham	BI08169	Land at St Martins Cottage	1.47	✓	✓	✓		40				2024-2029	Development plan documents will revise and refresh policies and review existing settlement boundaries. In that respect this site could be suitable for housing development in the future.
Birdham	BI08170	Land east of Birdham	0.94	✓	✓	✓		26				2019-2024	Development plan documents will revise and refresh policies and review existing settlement boundaries. In that respect this site could be suitable for housing development in the future.
Birdham	BI08171	Land at Birdham Fruit Farm	1.42	✓								No potential	The site is unsuitable as it is poorly related to the settlement and facilities.
Birdham	BI08173	Land at Richardsons Nursery	2.30	✓								No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
Birdham	BI08175	Land at Kelly's Nursery, Bellfield Nursery & Koolbren Nursery	3.48	✓	✓	?						Potential but delivery unknown	Development plan documents will revise and refresh policies and review existing settlement boundaries. In that respect this site could be suitable for housing development in the future
Birdham	BI08176	Land at Rowan Nursery	1.01	✓	✓	✓		25				2014-2019	Site is adjacent to the existing built up area of Birdham and has a committee resolution to grant planning permission subject to completion of S106 agreement.
Birdham	BI08177	Land at Common Piece	0.30	✓	✓	✓				7		2019-2024	Development plan documents will revise and refresh policies and review existing settlement boundaries. In that respect this site could be suitable for housing development in the future.

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Parish	SHLAAID	Site address	Gross Site Area	Available	Suitable	Achievable	Potential dwellings					Developable Years	Final Conclusion
							2013-2014	2014-2019	2019-2024	2024-2029	2029+		
Birdham	BI08178	Land south of Church Lane	3.25	✓	?	?						Part of the site has potential to be developed	Development plan documents will revise and refresh policies and review existing settlement boundaries. In that respect part of this site could be suitable for housing development in the future.
Birdham	BI08179	Land south of Seidens	0.35	✓								No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
Birdham	BI08183	Land at Tawny Nurseries	3.18	✓	✓	✓	30				30	2014-2019	Site is adjacent to the existing built up area of Birdham and has current planning permission.
Birdham	BI08184	Land at Long Meadow	0.79	✓	✓	✓	28				28	2013-2014	Site is under construction.
Birdham	BI0902	Land north of Tawny Nursery	2.05	✓	✓	✓			66		66	2024-2029	Development plan documents will revise and refresh policies and review existing settlement boundaries. In that respect this site could be suitable for housing development in the future.
Birdham	BI1206A	Land west of the Saltings	0.72	✓	✓	✓	15				15	2014-2019	Site is adjacent to the existing built up area of Birdham and has current planning permission as a rural exception site.
Birdham	BI1206B	Land west of the Saltings	1.01	✓	✓	✓			24		24	2024-2029	Development plan documents will revise and refresh policies and review existing settlement boundaries. In that respect this site could be suitable for housing development in the future.
Birdham	BI1401	Premier Marinas Limited	0.07	✓	✓	✓	10				10	2014-2019	Current permitted development for change of use to residential on site.
Birdham	BI1402	Premier Marinas Limited	25.65	✓								No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
Birdham	BI1403	Land west of Chaffinch Close	1.05	✓	✓	✓		25			25	2019-2024	Development plan documents will revise and refresh policies and review existing settlement boundaries. In that respect this site could be suitable for housing development in the future.
Birdham	BI1404	Land west of Burlow Close	4.01	✓	?	?						Potential but delivery unknown	Development plan documents will revise and refresh policies and review existing settlement boundaries. In that respect this site could be suitable for housing development in the future.

Appendix 2 . Assessed SHLAA Sites with Final Conclusions

Parish	SHLAAID	Site address	Gross Site Area	Available	Suitable	Achievable	Potential dwellings					Developable Years	Final Conclusion	
							2013 - 2014	2014 - 2019	2019 - 2024	2024 - 2029	2029+			Total
Bosham	BO08185	Land at Dolphin House Delling Lane	0.32	✓	✓	✓		7				7	2019-2024	Development plan documents will revise and refresh policies and review existing settlement boundaries. In that respect this site could be suitable for housing development in the future.
Bosham	BO08186	Southfield, Delling Lane	0.92	✓	✓								No potential	This site has no potential as it abuts a site adjacent to a SPA, which would need to be developed and the current occupiers would need relocating.
Bosham	BO08190	Burnes Shipyard	0.68	✓									No potential	This site has limited potential due to sensitivity and constraints, and will require a further assessment.
Bosham	BO08193	Land adjacent Southwater	0.26	✓									No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
Bosham	BO1405A	Land at Walton Farm, Chequer Lane	1.32	✓									No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
Bosham	BO1405B	Land at Walton Farm, Chequer Lane	7.57	✓									No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
Bosham	BO1406	Land west of Delling Lane	7.28	✓	?	?							Part of the site has potential to be developed	Development plan documents will revise and refresh policies and review existing settlement boundaries. In that respect part of this site could be suitable for housing development in the future. Part of the site is open space.
Bosham	BB08194	Land south of Walton House	1.26	✓									No potential	The site is unsuitable as it is isolated from the settlement.
Bosham	BB08195	Highgrove Farm	15.08	✓	✓	✓			265			265	2024-2029	Development plan documents will revise and refresh policies and review existing settlement boundaries. In that respect this site could be suitable for housing development in the future.
Bosham	BB08196	The French Gardens	1.67	✓									No potential	The site is unsuitable as it is separated from the existing built-up area by the railway line and would not relate well to the existing settlement.
Bosham	BB08197	Swan Field	11.74	✓	✓	✓						205	2024-2029	Development plan documents will revise and refresh policies and review existing settlement boundaries. In that respect this

Appendix 2 . Assessed SHLAA Sites with Final Conclusions

Parish	SHLAAID	Site address	Gross Site Area	Available	Suitable	Achievable	Potential dwellings					Developable Years	Final Conclusion	
							2013 - 2014	2014 - 2019	2019 - 2024	2024 - 2029	2029+			Total
Bosham	BB08198	Bullock Barn	0.34	✓	✓	✓		8				8	2019-2024	Development plan documents will revise and refresh policies and review existing settlement boundaries. In that respect this site could be suitable for housing development in the future.
Bosham	BB08199	Cricket Ground	1.12	✓									No potential	Site is outside the built up area boundary of Broadbridge and development would involve the loss of public open space.
Bosham	BB08200	Land south of the Old Bridge	0.76	✓									No potential	The site is unsuitable as it is entirely in Flood Zones 2 and 3 and isolated from the settlement.
Bosham	BB08204	Railway Arch	1.59	✓									No potential	A small part of the site adjacent to the built-up area boundary that has potential is not accessible, the remainder falls within Flood Zones 2 and 3.
Boxgrove	BX0802	Land north of Boxgrove Primary School	13.52	✓	?	?							Part of the site adjacent to the existing built-up area may have potential subject to the resolution of access and surface water flooding issues. Remainder of the site is unsuitable as it does not relate well to existing settlement boundary and development could lead to coalescence with Halhaker.	
Boxgrove	BX0803	Land south of Crouch Cross Lane	1.48	✓	✓	?							Potential but delivery unknown	Development plan documents will revise and refresh policies and review existing settlement boundaries. In that respect this site could be suitable for housing development in the future, subject to resolution of surface water flooding issues.
Boxgrove	BX0804	Land west of Priors Acre	2.75	✓	✓	?							Potential but delivery unknown	Development plan documents will revise and refresh policies and review existing settlement boundaries. In that respect this site could be suitable for housing development in the future, subject to resolution of surface water flooding issues.
Boxgrove	BX0805	Land west of The Street	0.76	✓	✓	✓		27				27	2019-2024	Development plan documents will revise and refresh policies and review existing settlement boundaries. In that respect this site could be suitable for housing development in the future, subject to

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Parish	SHLAAID	Site address	Gross Site Area	Available	Suitable	Achievable	Potential dwellings					Developable Years	Final Conclusion
							2013 - 2014	2014 - 2019	2019 - 2024	2024 - 2029	2029+		
Boxgrove	BX1409	Land north of Boxgrove Priory	17.82	✓								No potential	This site is unsuitable as it is a stand alone site, isolated from the settlement . Development could lead to coalescence of Boxgrove and Hainaker and concerns regarding impact on heritage assets.
Boxgrove	BX1410	Land east of The Priory	11.15	✓								No potential	The site is unsuitable due to access and heritage assets constraints and part of the site does not relate well to the existing settlement.
Chichester	CC08212	West of Chichester	124.76	✓	✓	✓	500	500	600	1,600	To be phased over the plan period		Site is proposed as a Strategic Development Location in the Chichester Local Plan: Key Policies document.
Chichester	CC08215	Land east of Peacock Close	1.37	✓	✓	✓	43			43	2014-2019		Site is within the existing built up area boundary of Chichester and has current planning permission.
Chichester	CC08239	Garage site at Green Lane	0.22	✓	✓	?					Potential but delivery unknown		Site is within the built up area boundary of Chichester and has potential for development.
Chichester	CC08246	18 Lavant Road	0.27	✓	✓	?					Likely to fall below SHLAA threshold		Site is within the built up area boundary and may have potential for development, but number of dwellings achievable likely to fall below SHLAA threshold.
Chichester	CC08250	Land at St Pancras	0.49	✓	✓	?					Potential but delivery unknown		Site is within the built up area boundary of Chichester and has potential for development.
Chichester	CC08251	Post Office Sorting Office	0.37	✓	✓	?					Potential but delivery unknown		Site is within the built up area boundary of Chichester, however the current occupier would need relocating.
Chichester	CC08259	Land at Westgate roundabout	0.16	✓	✓	?					Likely to fall below SHLAA threshold		Site is within the built up area boundary and may have potential for development, but number of dwellings achievable likely to fall below SHLAA threshold.
Chichester	CC08260	Land west of Frederick Road	1.06	✓	✓	✓	34			34	2019-2024		Development plan documents will revise and refresh policies and review existing settlement boundaries. In that respect this site could be suitable for housing development in the future.

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Parish	SHLAAID	Site address	Gross Site Area	Available	Suitable	Achievable	Potential dwellings					Total	Developable Years	Final Conclusion
							2013 - 2014	2014 - 2019	2019 - 2024	2024 - 2029	2029+			
Chichester	CC08397A	Rousillon Barracks	10.29	✓	✓	✓	40	171				211	2014-2019	Site is under construction. Remainder of development of 252 homes.
Chichester	CC08397B	North of Otway Road	0.58	✓	✓	✓		17				17	2014-2019	Site is within the existing built up area boundary of Chichester and has current planning permission.
Chichester	CC08398	Garages behind 28 Exton Road	0.17	✓	✓	?							Potential but delivery unknown	Site is within the built up area boundary of Chichester and has potential for development.
Chichester	CC08406	Chichester Bus Garage	1.11	✓	✓	?							Potential but delivery unknown	Site is within the built up area boundary of Chichester, however the current occupier would need relocating.
Chichester	CC08407A	Graylingwell	34.60	✓	✓	✓	61	250	250	33		594	2019-2024 & 2024-2029	Site is under construction. Remainder of development of 750 homes.
Chichester	CC08407B	Land south of Graylingwell Drive	6.80	✓	✓	✓		130				130	2019-2024	Site is within the built up area boundary of Chichester and has potential for development.
Chichester	CC1412	Warrendell, off Plainwood Close	1.24	✓	✓	✓			21			21	2019-2024	Site is within the built up area boundary of Chichester and has potential for development.
Chichester	CC1413	Portfield Football Club, Church Road	2.85	✓	✓	✓		80				80	2014-2019	Site is within the existing built up area boundary of Chichester and has current planning permission.
Chichester	CC1414	The Woolstaplers Car Park	0.10	✓	✓	✓		16				16	2014-2019	Site is within the existing built up area boundary of Chichester and has current planning permission.
Chichester	CC1415	Bartholomews Ltd, Bognor Road	0.82	✓	✓	✓		51				51	2014-2019	Site is within the existing built up area boundary of Chichester and has current planning permission.
Chichester	CC1416	The Regnum Club 45A South Street	0.05	✓	✓	✓		9				9	2014-2019	Site is within the existing built up area boundary of Chichester and has current planning permission.
Chichester	CC1417	The Heritage, Winden Avenue	0.94	✓	✓	✓		36				36	2014-2019	Site is within the existing built up area boundary of Chichester and has current planning permission.
Chichester	CC1418	5 - 6 Southgate	0.14	✓	✓	✓		9				9	2014-2019	Current permitted development for change of use to residential on site.

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Parish	SHLAAID	Site address	Gross Site Area	Available	Suitable	Achievable	Potential dwellings					Developable Years	Final Conclusion	
							2013 - 2014	2014 - 2019	2019 - 2024	2024 - 2029	2029+			Total
Chichester	CC1419	Sussex House, 12 Crane Street	0.07	✓	✓	✓	7					7	2014-2019	Current permitted development for change of use to residential on site.
Chichester	CC1420	Land at Sherborne Road	1.45	✓									No potential	Site is within the built up area boundary of Chichester, however development would involve the loss of open space.
Chichester	CC1422	Land at The Tannery, Westgate	0.58	✓	✓	✓	28					28	2014-2019	Site is within the built up area boundary of Chichester and has potential for development. Part of site has current permitted development for change of use to residential on site.
Chidham & Hambrook	HB08390	Wakeford's Field	3.57	✓	✓	?							Potential but delivery unknown	Development plan documents will revise and refresh policies and review existing settlement boundaries. In that respect this site could be suitable for housing development in the future.
Chidham & Hambrook	HB08415	Land north of Aviary Close	1.23	✓	✓	✓		39				39	2019-2024	Development plan documents will revise and refresh policies and review existing settlement boundaries. In that respect this site could be suitable for housing development in the future.
Chidham & Hambrook	HB08420	Land east of Aviary Close	9.42	✓	✓	?							Potential but delivery unknown	Development plan documents will revise and refresh policies and review existing settlement boundaries. In that respect this site could be suitable for housing development in the future.
Chidham & Hambrook	HB1203	Land west of Aviary Close	0.48	✓	✓	✓	11					11	2014-2019	Site is adjacent to the existing built up area of Hambrook and has current planning permission.
Chidham & Hambrook	NB08303	Land north of Broad Road	5.72	✓	✓	✓		183				183	2019-2024	Development plan documents will revise and refresh policies and review existing settlement boundaries. In that respect this site could be suitable for housing development in the future.
Chidham & Hambrook	NB08304B	Land between Nutbourne West and East/ Pottery Field,	3.25	✓	✓	✓		91				91	2019-2024	Development plan documents will revise and refresh policies and review existing settlement boundaries. In that respect this site could be suitable for housing development in the future.
Chidham & Hambrook	NB08307	Land east of Cot Lane	1.00	✓	✓	✓				32		32	2013-2029	Development plan documents will revise and refresh policies and review existing settlement boundaries. In that respect this

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Parish	SHLAAID	Site address	Gross Site Area	Available	Suitable	Achievable	Potential dwellings					Total	Developable Years	Final Conclusion
							2013-2014	2014-2019	2019-2024	2024-2029	2029+			
														site could be suitable for housing development in the future
Chidham & Hambrook	NB08308	Land west of Broad Road	2.46	✓	✓	✓	28					28	2014-2019	Site is adjacent to the existing built up area of Nutbourne and has current planning permission.
Chidham & Hambrook	NB08309	Land at Flat Farm	0.38	✓	✓	✓	8					8	2014-2019	Site has a committee resolution to grant planning permission subject to completion of S106 agreement.
Chidham & Hambrook	NB09389	Marshalls Mono Ltd, Broad Road, Hambrook	2.89	✓	✓	✓	48					48	2013-2014	Site is under construction
Chidham & Hambrook	HB1423	Havenwood Nursery	1.92	✓									No potential	Site is removed from the main settlements of Hambrook and Nutbourne East and development could lead to coalescence.
Chidham & Hambrook	HB1424	Land at Malthouse Nursery	14.63	✓									No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
Donnington	CC08249B	Stockbridge Garage, 1 Birdham Road	0.15	✓	✓	✓	10					10	2014-2019	Site is within the built up area boundary of Chichester and part of site has current planning permission.
Donnington	CC08256	Windmill Smallholdings	0.41	✓	✓	✓	16					16	2014-2019	Site is within the built up area boundary of Chichester and has potential for development.
Donnington	CC08257	Land south of Southfields Close	6.32	✓	✓	✓	102					112	2014-2019	Site is adjacent to the existing built up area of Stockbridge and has current planning permission.
Donnington	CC1425	Selsey Tram, Stockbridge Road	0.47	✓	✓	✓	22					22	2013-2014	Site is under construction.
East Wittering & Bracklesham	EWBR08217	Land at Briar Avenue	0.57	✓									No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement. More suitable sites nearer the settlement of EWBR.
East Wittering & Bracklesham	EWBR08222	Land north of Grassmere	0.40	✓									No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
East Wittering & Bracklesham	EWBR08223	Land south of Grassmere	0.90	✓									No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
East Wittering & Bracklesham	EWBR08262	Former Depot Site Piggery Hall Lane	0.40	✓	✓	✓	17					17	2014-2019	Site has planning permission as a rural exception site and is under construction.

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Parish	SHLAAID	Site address	Gross Site Area	Available	Suitable	Achievable	Potential dwellings					Developable Years	Final Conclusion
							2013 - 2014	2014 - 2019	2019 - 2024	2024 - 2029	2029+		
East Wittering & Bracklesham	EWR08336	Land North of the Lively Lady	0.16	?	✓	?						Potential but delivery unknown	Site is within existing built up area boundary and has potential for development.
East Wittering & Bracklesham	EWR08216	Land at Bracklesham Lane	46.12	✓	✓	✓		750	612		1,362	2019-2024 & 2024-2029	Development plan documents will revise and refresh policies and review existing settlement boundaries. In that respect this site could be suitable for housing development in the future.
East Wittering & Bracklesham	EWR08221A	Land south of Clappers Lane	2.43	✓	✓	✓		50			50	2014-2019	Site is adjacent to the existing built up area of East Wittering & Bracklesham and has current planning permission.
East Wittering & Bracklesham	EWR08221B	Land south of Clappers Lane	5.56	✓	✓	✓			178		178	2024-2029	Development plan documents will revise and refresh policies and review existing settlement boundaries. In that respect this site could be suitable for housing development in the future.
East Wittering & Bracklesham	EWR08224	Sunlands	0.23	✓	✓	✓		7			7	2019-2024	Part of the site is within the existing built up area boundary and may have potential for development, although number of dwellings achievable may fall below SHLAA threshold.
East Wittering & Bracklesham	EWR08265	Marletts, Peerley Road	0.23	✓	✓	?						Likely to fall below SHLAA threshold	Site is within the existing built up area boundary and may have potential for development, but number of dwellings achievable likely to fall below SHLAA threshold.
Fishbourne	FB08225	Land west of Blackboy Lane	47.38	✓	?	?						Part of the site has potential to be developed	Part of the site has potential to be developed at a future date.
Fishbourne	FB08226	Land rear of South Barn	0.34	✓								No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
Fishbourne	FB08227	Land at Clay Lane	0.96	✓								No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
Fishbourne	FB08228	Land north of Clay Lane	0.90	✓								No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
Fishbourne	FB08229	Land north of Fishbourne Road West	1.91	✓								No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.

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Parish	SHLAAID	Site address	Gross Site Area	Available	Suitable	Achievable	Potential dwellings					Total	Developable Years	Final Conclusion
							2013 - 2014	2014 - 2019	2019 - 2024	2024 - 2029	2029+			
Fishbourne	FB08230A	Land east of Mosse Gardens	0.60	✓	✓	✓	25					25	2014-2019	Site is adjacent to the existing built up area of Fishbourne and has current planning permission.
Fishbourne	FB08320B & C	Land east of Mosse Gardens	2.40	✓	✓	✓		76				76	2019-2024	Development plan documents will revise and refresh policies and review existing settlement boundaries. In that respect this site could be suitable for housing development in the future.
Fishbourne	FB08271	Salthill Road	0.64	✓	✓	✓	20					20	2014-2019	Site is adjacent to the existing built up area of Fishbourne and has current planning permission.
Fishbourne	FB08272	Land at Fishbourne Roman Palace	1.10	✓	✓	?							Potential but delivery unknown	This site has potential and will require a further assessment due to potential archaeological remains. Development plan documents will revise and refresh policies and review existing settlement boundaries. In that respect this site could be suitable for housing development in the future.
Fishbourne	FB08273	Land at Deeside Avenue	1.49	✓	✓	✓		48				48	2019-2024	Development plan documents will revise and refresh policies and review existing settlement boundaries. In that respect this site could be suitable for housing development in the future.
Fishbourne	FB08274	Land to rear of 69 Fishbourne Road	0.70	✓	✓	✓		22				22	2019-2024	Development plan documents will revise and refresh policies and review existing settlement boundaries. In that respect this site could be suitable for housing development in the future.
Fishbourne	FB08278	Land west of Portsmouth Water Company	1.21	✓									No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
Fishbourne	FB08281	Land north of Godwin Way	0.80	✓	✓	✓		26				26	2019-2024	Development plan documents will revise and refresh policies and review existing settlement boundaries. In that respect this site could be suitable for housing development in the future.
Fishbourne	FB1426	Land at Fishbourne East, Ham Farm, Main Road	12.68	✓									No potential	The site is unsuitable as it is a stand alone site, removed from the main settlement.
Fishbourne	CC08209A	South West of Chichester	3.66	✓	?	?							Part of the site has potential	Part of the site has potential to be developed at a future date.

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Parish	SHLAAID	Site address	Gross Site Area	Available	Suitable	Achievable	Potential dwellings					Developable Years	Final Conclusion
							2013 - 2014	2014 - 2019	2019 - 2024	2024 - 2029	2029+		
Fishbourne (see also Appledram)	CC08209B	South West of Chichester	117.34	✓	?	?						to be developed	Part of the site has potential to be developed at a future date.
Funtington	FU1427	Land west of Hares Lane	4.30	✓	?	?						Part of the site has potential to be developed	Part of the site has potential to be developed at a future date.
Funtington	FU1428	Land west of Cheesemans Lane	2.95	✓								No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
Funtington	FU1429	Land south west of Funtington	114.93	✓								No potential	The site is unsuitable as it does not relate well to an existing settlement.
Hunston	HN08232	Land north of Foxbridge Drive	0.46	✓	✓	✓	18				18	2014-2019	Site is adjacent to the existing built up area of Hunston and has current planning permission.
Hunston	HN08233	Reedbridge Farm	0.71	✓								No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
Hunston	HN08234	Land south of Carmelite Convent	3.68	✓								No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
Hunston	HN08235	Land south of Reedbridge Farm	0.56	✓	✓	?						Potential but delivery unknown	This site is unsuitable at the present time, as it abuts a site adjacent to a SPA, which would need to be developed.
Hunston	HN08245	Land east of Foxbridge Drive	2.72	✓	✓	?						Potential but delivery unknown	This site is unsuitable at the present time, as the site has no means of direct access.
Hunston	HN08285	Land south of Meadow Close	3.14	✓	✓	✓	88				88	2019-2024	Development plan documents will revise and refresh policies and review existing settlement boundaries. In that respect this site could be suitable for housing development in the future.
Hunston	HN08288	Hunston Dairy Farm	6.36	✓								No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
Hunston	HN1430	Land at Chrislee	1.69	✓								No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.

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Parish	SHLAAID	Site address	Gross Site Area	Available	Suitable	Achievable	Potential dwellings					Total	Developable Years	Final Conclusion
							2013 - 2014	2014 - 2019	2019 - 2024	2024 - 2029	2029+			
Hunston	HN1431	Land at Bridge Farm	17.06	✓	?	?							Part of the site adjacent to the built-up area may have potential. The remainder of the site is unsuitable as it does not relate well to the existing built-up area boundary and development would lead to coalescence with Donnington.	
Hunston	HN1432	Land at Farmfield Nursery	2.43	✓									The site is unsuitable as it is a stand alone site, isolated from a settlement.	
Kirdford	KD0838	Land at Townfield	3.09	✓	✓	✓	9				9	2014-2019	The site is allocated in the Kirdford Neighbourhood Plan for a minimum of 9 dwellings.	
Kirdford	KD0839	Land north of Kirdford Growers	2.50	✓	✓	✓	45				45	2014-2019	The site is allocated in the Kirdford Neighbourhood Plan for a minimum of 45 dwellings	
Kirdford	KD1433	Land at Cornwood/School Court	0.25	✓	✓	✓		13			13	2019-2024	Site is allocated in the Kirdford Neighbourhood Plan for 9-13 dwellings, but part of site currently in use for parking.	
Lavant (see Chichester Map)	CC08204	Land north of Marchwood	9.24	✓								No potential	The site is unsuitable due to countryside character constraints and development would diminish the the strategic gap between the City and Lavant village.	
Lavant (see Chichester Map)	CC08254A	Hunters Rest, Lavant Road	1.44	✓	✓	✓	23				23	2014-2019	Site is adjacent to the existing built up area of Chichester and has current planning permission.	
Lavant (see Chichester Map)	CC08254B	Maddox Wood, Lavant Road	0.54	✓	✓	✓		12			12	2019-2024	Development plan documents will revise and refresh policies and review existing settlement boundaries. In that respect this site could be suitable for housing development in the future.	
Lavant (see Chichester Map)	CC1421	Land north of Maddox Wood	2.46	✓								No potential	The site is unsuitable due to countryside character constraints and development would diminish the strategic gap between the City and Lavant village.	
Loxwood	LX0855	Land west of Guildford Road	2.00	✓	✓	✓		43			43	2019-2024	Site is proposed for allocation in the submission Loxwood Neighbourhood Plan.	
Loxwood	LX0857	Land south of Loxwood Place Farm	1.22	✓	✓	?						Potential but delivery unknown	This site is unsuitable at the present time, as it abuts a site adjacent to a SPA, which would need to be developed.	

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Parish	SHLAAID	Site address	Gross Site Area	Available	Suitable	Achievable	Potential dwellings					Developable Years	Final Conclusion	
							2013 - 2014	2014 - 2019	2019 - 2024	2024 - 2029	2029+			Total
Loxwood	LX0860	Land south of Farm Close	2.69	✓	✓	✓	17					17	2014-2019	Site is proposed for allocation in the submission Loxwood Neighbourhood Plan and has a Planning Committee resolution to grant planning permission subject to completion of a planning obligation.
Loxwood	LX1434	Land at The Wharf	1.76	✓									No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
Loxwood	LX1435	Land east of Pond Copse Lane	4.34	✓									No potential	The site is unsuitable due to rural character constraints and concerns regarding site access.
Lynchmere	CH0820	Land at Sturt Avenue	0.67	✓									No potential	This site has no potential due lack of access and the flood plain isolating the developable area.
North Mundham & Runcton	NMRC08290	Land south of Stoney Meadow Farm	0.74	✓									No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement by the abandoned Chichester and Arundel Canal.
North Mundham & Runcton	NMRC08292	Land east of Palmers Place	0.35	✓		✓	15					15	2014-2019	Site is adjacent to the existing built up area of North Mundham and has current planning permission as a rural exception site.
North Mundham & Runcton	NMRC08293	Land east of Hermitage Close	1.42	✓		✓		34				34	2019-2024	Development plan documents will revise and refresh policies and review existing settlement boundaries. In that respect this site could be suitable for housing development in the future.
North Mundham & Runcton	NMRC08296	Land at Curlwood Meadow	2.18	✓									No potential	The site is unsuitable as it is poorly related to the settlement and development would contribute to coalescence.
North Mundham & Runcton	NMRC08298	Land north of Brook Cottage	0.59	✓		✓		19				19	2019-2024	Development plan documents will revise and refresh policies and review existing settlement boundaries. In that respect this site could be suitable for housing development in the future.
North Mundham & Runcton	NMRC08300	Land east of the Spinney	0.25	✓									No potential	The site is unsuitable as the majority of it lies within Flood Zone 2 and development would contribute to coalescence.
North Mundham & Runcton	NMRC1208	Land east of Church Road	0.77	✓		✓				19		19	2024-2029	Development plan documents will revise and refresh policies and review existing settlement boundaries. In that respect this

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							2013 - 2014	2014 - 2019	2019 - 2024	2024 - 2029	2029+			
North Mundham & Runcion	NMRC1436	Land at Charmans, north of Lagness Road	6.48	✓									No potential	The site is unsuitable as the north and western edge of the site is in Flood Zone 2 and the developable area is isolated from the existing settlement.
North Mundham & Runcion	NMRC1437	Land at White City, north of Marsh Lane	2.02	✓									No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
North Mundham & Runcion	NMRC1438	Land at Walnut Tree Farm, east of Vinnetrow Road	2.21	✓									No potential	The site is unsuitable due to potential adverse amenity impacts with the adjoining food park. The northern part of the site lies within the Runcion Horticultural Development Area.
North Mundham & Runcion	NMRC1439	Land at Deltoid Field, east of Vinnetrow Road	1.97	✓									No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
North Mundham & Runcion	NMRC1440	Land south of Bognor Road	45.81	✓									No potential	The site is unsuitable as it is poorly related to the built up area of Chichester City. It has no potential for housing but further work would be needed to assess the potential for employment.
North Mundham & Runcion	NMRC1441	Land east of Runtun Lane	3.41	✓									No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement and lies entirely within Flood Zones 2 and 3. Development of this site would also adversely impact on the conservation area to the north.
Oving	CC08208	Westside House	1.17	✓									No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
Oving	CC08213A	Shopwhyke Lakes	32.20	✓	✓	✓	265	235			500	2014-2019 and 2019-2024	The site is proposed for allocation as a Strategic Development Location in the Chichester Local Plan: Key Policies document and has current planning permission.	
Oving	CC08213B	Portfield Depot	1.62	✓	✓	✓			65		65	To be phased over the plan period	The site is proposed for allocation as a Strategic Development Location in the Chichester Local Plan:Key Policies document.	

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Parish	SHLAAID	Site address	Gross Site Area	Available	Suitable	Achievable	Potential dwellings					Developable Years	Final Conclusion
							2013 - 2014	2014 - 2019	2019 - 2024	2024 - 2029	2029+		
Oving	CC08213C	UMA House, Shopwhyke Road	0.49	✓	✓	✓			20		20	To be phased over the plan period	The site is proposed for allocation as a Strategic Development Location in the Chichester Local Plan:Key Policies document.
Oving	CC08214	Land south of Shopwhyke Road	39.72	✓	?	?						Part of the site has potential to be developed	Part of the site has potential to be developed at a future date.
Oving	CC1443	Shopwhyke Nursery, Shopwhyke Road	0.90	✓								No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
Oving	CC1444	The Fuel Depot, Bognor Road	4.91	✓								No potential	The site is unsuitable for housing and should be retained for employment. Part is allocated in the West Sussex Waste Local Plan 2014 for development of a single waste management facility.
Oving	CC1446	North of Gribble Lane	0	✓	✓	✓	11				11	2014-2019	Site has planning permission as a rural exception site.
Plaiستow and Ifold	IF08371	Land south of Barnwood	2.02	✓								No potential	This site is unsuitable due to its sensitivity and potential loss of ancient woodland.
Plaiستow and Ifold	IF08416A	Land south of Foxbridge Cottage (North)	3.28	✓								No potential	This site is unsuitable at the present time due to its relationship to the settlement
Plaiستow and Ifold	IF08416B	Land south of Foxbridge Cottage (South)	1.02	✓								No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
Selsey	SY08310	Park Farm	14.35	✓								No potential	This site is unsuitable at the present time, as it abuts a site adjacent to a SPA, which would need to be developed and concerns on loss of employment.
Selsey	SY08312A	Land south of Park Farm	1.98	✓	✓	✓	50				50	2014-2019	Site is adjacent to the existing built up area of Selsey and has current planning permission.
Selsey	SY08312B	Land south of Park Farm	7.22	✓	✓	✓		208			208	2019-2024	Development plan documents will revise and refresh policies and review existing settlement boundaries. In that respect this site could be suitable for housing development in the future.

Appendix 2 . Assessed SHLAA Sites with Final Conclusions

Parish	SHLAAID	Site address	Gross Site Area	Available	Suitable	Achievable	Potential dwellings					Developable Years	Final Conclusion	
							2013 - 2014	2014 - 2019	2019 - 2024	2024 - 2029	2029+			Total
Selsey	SY08413	Land west of Park Farm	5.38	✓	✓	✓		172				172	2019-2024	Development plan documents will revise and refresh policies and review existing settlement boundaries. In that respect this site could be suitable for housing development in the future.
Selsey	SY08314	Land east of Drift Road	6.50	✓	✓	✓		207				207	2019-2024	Development plan documents will revise and refresh policies and review existing settlement boundaries. In that respect this site could be suitable for housing development in the future.
Selsey	SY08315	Land west of the paddocks	2.83	✓									No potential	This site has limited potential due to flood constraints which cover most of site, so will require a further assessment.
Selsey	SY1447	Land at Home Farm, Chichester Road	3.73	✓									No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
Southbourne	HT08231	Land south of Kings Court	3.16	✓	✓	✓		101				101	2019-2024	Development plan documents will revise and refresh policies and review existing settlement boundaries. In that respect this site could be suitable for housing development in the future.
Southbourne	HT08282	Morcumb Mobile Home Park	1.49	✓	✓	?							Potential but delivery unknown	Potential but delivery unknown as site currently occupied by existing caravan park would require relocation of current occupier
Southbourne	HT08283	Land at Wayside Cottage	0.66	✓									No potential	This site is unsuitable at the present time, as it abuts a site adjacent to a SPA, which would need to be developed.
Southbourne	HT08284	Land north of Woodfield Park Road	1.37	✓	✓	?							Potential but delivery unknown	This site has limited potential and will require a further assessment with regard to the landscape constraint.
Southbourne	HT08337	Land north of Penny Lane South	5.37	✓	✓	✓			172			172	2024-2029	Development plan documents will revise and refresh policies and review existing settlement boundaries. In that respect this site could be suitable for housing development in the future.
Southbourne	NB08304A	Land between Nutbourne West and East / Nellies Field	3.50	✓	✓	✓		98				98	2019-2024	Development plan documents will revise and refresh policies and review existing settlement boundaries. In that respect this site could be suitable for housing development in the future.

Appendix 2 . Assessed SHLAA Sites with Final Conclusions

Parish	SHLAAID	Site address	Gross Site Area	Available	Suitable	Achievable	Potential dwellings					Developable Years	Final Conclusion	
							2013 - 2014	2014 - 2019	2019 - 2024	2024 - 2029	2029+			Total
Southbourne	NB08306	Land north of Stratton House	0.33	✓	✓	✓		6				6	2019-2024	Development plan documents will revise and refresh policies and review existing settlement boundaries. In that respect this site could be suitable for housing development in the future.
Southbourne	SB08261	Land east of the Nursery	3.06	✓									No potential	The site is unsuitable as it is poorly related to the settlement and facilities.
Southbourne	SB08302	Land east of Inlands Road	1.05	✓									No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
Southbourne	SB08328 A, B & C	Land east of Kelsey Avenue	21.72	✓	✓	✓		694				694	2019-2024	Development plan documents will revise and refresh policies and review existing settlement boundaries. In that respect this site could be suitable for housing development in the future.
Southbourne	SB08329	Land north of South Lane	7.74	✓	✓	✓		247				247	2019-2024	Development plan documents will revise and refresh policies and review existing settlement boundaries. In that respect this site could be suitable for housing development in the future.
Southbourne	SB08330	Land at Tree Tops	0.54	✓									No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
Southbourne	SB08332	Land at Gosden Green	0.70	✓	✓	✓		28				28	2019-2024	Development plan documents will revise and refresh policies and review existing settlement boundaries. In that respect this site could be suitable for housing development in the future, subject to resolution of surface water flooding issues.
Southbourne	SB08333A	Land west of Garston Road	2.25	✓	✓	✓		72				72	2019-2024	Development plan documents will revise and refresh policies and review existing settlement boundaries. In that respect this site could be suitable for housing development in the future.
Southbourne	SB08333B	Land west of Garston Road	3.00	✓	✓	✓		70				70	2014-2019	Site is adjacent to the existing built up area boundary of Southbourne and has current planning permission.
Southbourne	SB08335	Land west of Conifers Rise	0.68	✓									No potential	The site is unsuitable due to access constraints and would not be logical extension to built up area boundary.
Southbourne	SB08339	Land south of West View Cottages	0.79	✓	✓	✓		31				31	2019-2024	Development plan documents will revise and refresh policies and review existing

Appendix 2 . Assessed SHLAA Sites with Final Conclusions

Parish	SHLAAID	Site address	Gross Site Area	Available	Suitable	Achievable	Potential dwellings					Total	Developable Years	Final Conclusion
							2013-2014	2014-2019	2019-2024	2024-2029	2029+			
Southbourne	SB08340	Land east of Hayley	1.38	✓									No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
Southbourne	SB08411A	Loveders Mobile Home Park	1.25	✓	✓	?							Potential but delivery unknown	Potential but delivery unknown as site currently occupied by existing caravan park
Southbourne	SB08411B	Loveders Mobile Home Park	6.13	✓	✓	?							Potential but delivery unknown	Potential but delivery unknown as site currently occupied by existing caravan park
Southbourne	SB1201	Land west of Stein Road	14.49	✓	✓	✓		348			348	2019-2024		Development plan documents will revise and refresh policies and review existing settlement boundaries. In that respect this site could be suitable for housing development in the future.
Southbourne	SB1448	Land east of Manor Way	0.40	✓	✓	✓		10			10	2014-2019		Site is within the existing built up area boundary of Southbourne and has current planning permission.
Southbourne	SB1449	Land north of Priors Leaze Lane	0.72	✓								No potential		The site is unsuitable as it is a stand alone site, isolated from a settlement.
Southbourne	SB1450	Land south of Inlands Barn	2.83	✓								No potential		The site is unsuitable as it is a stand alone site, isolated from a settlement.
Southbourne	SB1451	Land adjoining Dunkirk, South Lane	0.26	✓	✓	?						Likely to fall below SHLAA threshold		Site likely to fall below SHLAA threshold.
Southbourne	SB1461	Printed Court Longlands Road	0.35	✓	✓	✓		20			20	2014-2019		Site is within the existing built up area boundary of Southbourne and has current planning permission.
Tangmere	TG08269	Strategic Location		✓	✓	✓		500	500		1,000	To be phased over the plan period		The site is proposed for allocation as a Strategic Development Location in the Chichester Local plan Key Policies document
Tangmere	TG08269A	Strategic Location (North)	22.37	✓	✓	✓						To be phased over the plan period		The site is proposed for allocation as a Strategic Development Location in the Chichester Local Plan:Key Policies document.

Appendix 2 . Assessed SHLAA Sites with Final Conclusions

Parish	SHLAAID	Site address	Gross Site Area	Available	Suitable	Achievable	Potential dwellings					Total	Developable Years	Final Conclusion
							2013 - 2014	2014 - 2019	2019 - 2024	2024 - 2029	2029+			
Tangmere	TG08269BB	Strategic Location (Land west of Cheshire Crescent)	11.06	✓	✓	✓							To be phased over the plan period	The site is proposed for allocation as a Strategic Development Location in the Chichester Local Plan:Key Policies document.
Tangmere	TG08269C	Strategic Location (Land southwest of Tangmere)	26.06	✓	✓	✓							To be phased over the plan period	The site is proposed for allocation as a Strategic Development Location in the Chichester Local Plan:Key Policies document.
Tangmere	TG08269D	Strategic Location (Land north of Saxon Meadow)	4.61	✓	✓	✓							To be phased over the plan period	The site is proposed for allocation as a Strategic Development Location in the Chichester Local Plan:Key Policies document.
Tangmere	TG08269E	Strategic Location (Land east of Saxon Meadow)	2.10	✓	✓	✓							To be phased over the plan period	The site is proposed for allocation as a Strategic Development Location in the Chichester Local Plan:Key Policies document.
Tangmere	TG08269F	Strategic Location (Land north of Tangmere Road)	7.56	✓	✓	✓							To be phased over the plan period	The site is proposed for allocation as a Strategic Development Location in the Chichester Local Plan:Key Policies document.
Tangmere	TG08269G	Land south of Tangmere Road	6.03	✓									No potential	The site is excluded from the Strategic Development Location proposed in the Chichester Local Plan:Key Policies document.
Tangmere	TG08269H	Land west of Kimkarlo	0.14	✓	✓	✓							To be phased over the plan period	The site is proposed for allocation as a Strategic Development Location in the Chichester Local Plan:Key Policies document.
Tangmere	TG08269I	Strategic Location (Land south of Hearn Close)	1.28	✓	✓	✓							To be phased over the plan period	The site is proposed for allocation as a Strategic Development Location in the Chichester Local Plan:Key Policies document.
Tangmere	TG08324	Concrete Apron	4.29	✓	✓	✓		137				137	2019-2024	Development plan documents will revise and refresh policies and review existing settlement boundaries. In that respect this site could be suitable for housing development in the future.
Tangmere	TG08315	Former Tangmere Airfield Hanger Area	4.50	✓	✓	✓	160					160	2014-2019	Site is adjacent to the existing built up area of Tangmere and has current planning permission.

Appendix 2 . Assessed SHLAA Sites with Final Conclusions

Parish	SHLAAID	Site address	Gross Site Area	Available	Suitable	Achievable	Potential dwellings					Developable Years	Final Conclusion
							2013 - 2014	2014 - 2019	2019 - 2024	2024 - 2029	2029+		
Tangmere	TG08319	Land east of the Fire Depot	1.54	✓	✓	?						Potential but delivery unknown	Site is within existing built up area boundary, but allocated in Local Plan for business uses.
Tangmere	TG08320	Land at the Yews	0.69	✓	✓	✓			22		22	2024-2029	Development plan documents will revise and refresh policies and review settlement boundaries. In that respect this site could be suitable for housing development in the future.
Tangmere	TG08321	Land east of Meadow Way	3.73	✓	✓	✓		59			59	2014-2019	Site is adjacent to the existing built up area of Tangmere and has current planning permission.
Tangmere	TG08323	Land east of Malcolm Road	0.64	✓	✓	✓			12		12	2019-2024	Development plan documents will revise and refresh policies and review existing settlement boundaries. In that respect this site could be suitable for housing development in the future.
Tangmere	TG08392B	Former RAF Tangmere Barrack Block 116	0.29	✓	✓	✓		11			11	2014-2019	Site is within existing built up area boundary of Tangmere and has current planning permission.
Tangmere	TG1207	South-east of Tangmere	49.73	✓								No potential	This site is allocated as a Horticultural Development Area
West Wittering	EWBR08218	Land north of Chaucer Drive	2.47	✓	✓	✓		50			50	2014-2019	Site is adjacent to the existing built up area boundary of East Wittering and has a committee resolution to grant planning permission.
West Wittering	EWBR08219	Land west of Church Road	11.78	✓								No potential	This site is unsuitable owing to its location in the flood plain.
West Wittering	WW08350	Land south of Elms Lane	3.26	✓	✓	✓			104		104	2019-2024	Development plan documents will revise and refresh policies and review existing settlement boundaries. In that respect this site could be suitable for housing development in the future.
West Wittering	WW08409B	Land North of Summerfield Road	0.41	✓	✓	✓			13		13	2019-2024	Development plan documents will revise and refresh policies and review existing settlement boundaries. In that respect this site could be suitable for housing development in the future.
Westbourne	WB08141	The Foxmeadow Stud	1.42	✓								No potential	The site is unsuitable due to rural character constraints.

Appendix 2 . Assessed SHLAA Sites with Final Conclusions

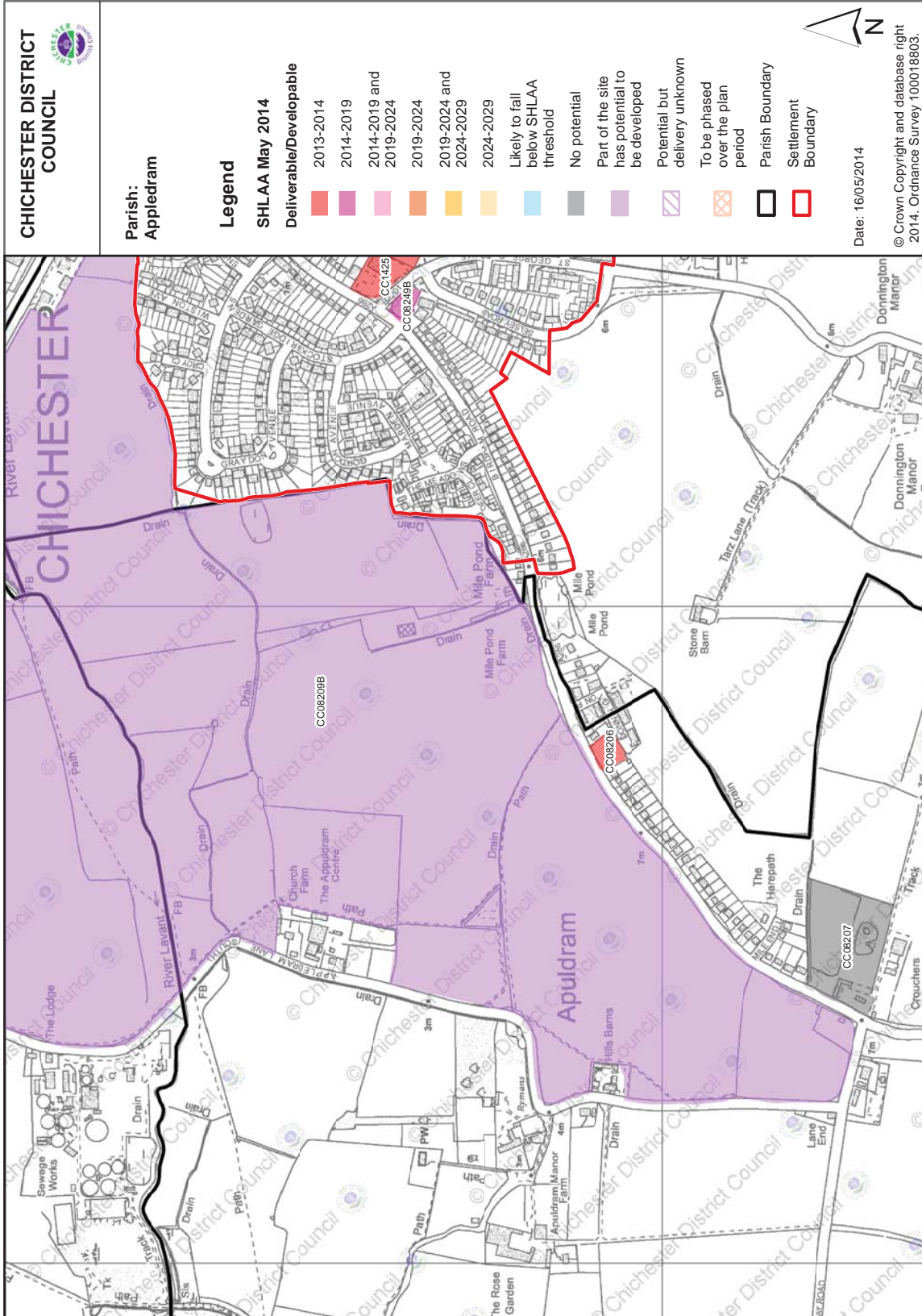
Parish	SHLAAID	Site address	Gross Site Area	Available	Suitable	Achievable	Potential dwellings					Developable Years	Final Conclusion
							2013-2014	2014-2019	2019-2024	2024-2029	2029+		
Westbourne	WB08142	Chantry Hall Farm	3.21	✓								No potential	The site is unsuitable due to rural character constraints.
Westbourne	WB08143	Land north of Longcopse lane	1.02	✓	✓	✓	18					2014-2019	Development plan documents will revise and refresh policies and review existing settlement boundaries. In that respect this site could be suitable for housing development in the future.
Westbourne	WB08148	Land south of the Church Hall	1.10	✓								No potential	This site is unsuitable as it is a stand alone site, isolated from a settlement and falls entirely within Flood Zone 3.
Westbourne	WB0901	Land adjacent North Street and Paradise Lane	0.28	✓								No potential	This site has limited potential as the majority of the site falls within Flood Zone 3.
Westbourne	WB1453	Land on north side of Cemetery Lane	3.21	✓								No potential	This site is unsuitable as it abuts a site adjacent to a settlement boundary, which would need to be developed, and it is not well related to the settlement of Westbourne.
Westbourne	WB1454	Land at Mill Lane	0.98	✓								No potential	Site is adjacent to the built up area boundary of Chichester, however, the entire site is in Flood Zone 2 and development would involve the loss of open space.
Westhampnett	CC08210	North East Chichester strategic location	110.12	✓		✓		250	250			To be phased over the plan period	The site is proposed for allocation as a Strategic Development Location in the Chichester Local Plan:Key Policies document.
Westhampnett	WH08211	Land at Maudlin Nursery	4.60	✓		✓		100				2014-2019	Site is adjacent to the existing built up area of Westhampnett and has current planning permission.
Westhampnett	WH08325	Land east of Rolls Royce	9.81	✓								No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
Westhampnett	WH08345	Land east of 11 Stane Street	2.07	✓								No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
Westhampnett	WH08346	Land east of Dairy Lane	0.87	✓								No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
Westhampnett	WH08347	Land west of Rolls Royce	2.85	✓		✓			91			2024-2029	Development plan documents will revise and refresh policies and review existing settlement boundaries. In that respect this

Appendix 2 . Assessed SHLAA Sites with Final Conclusions

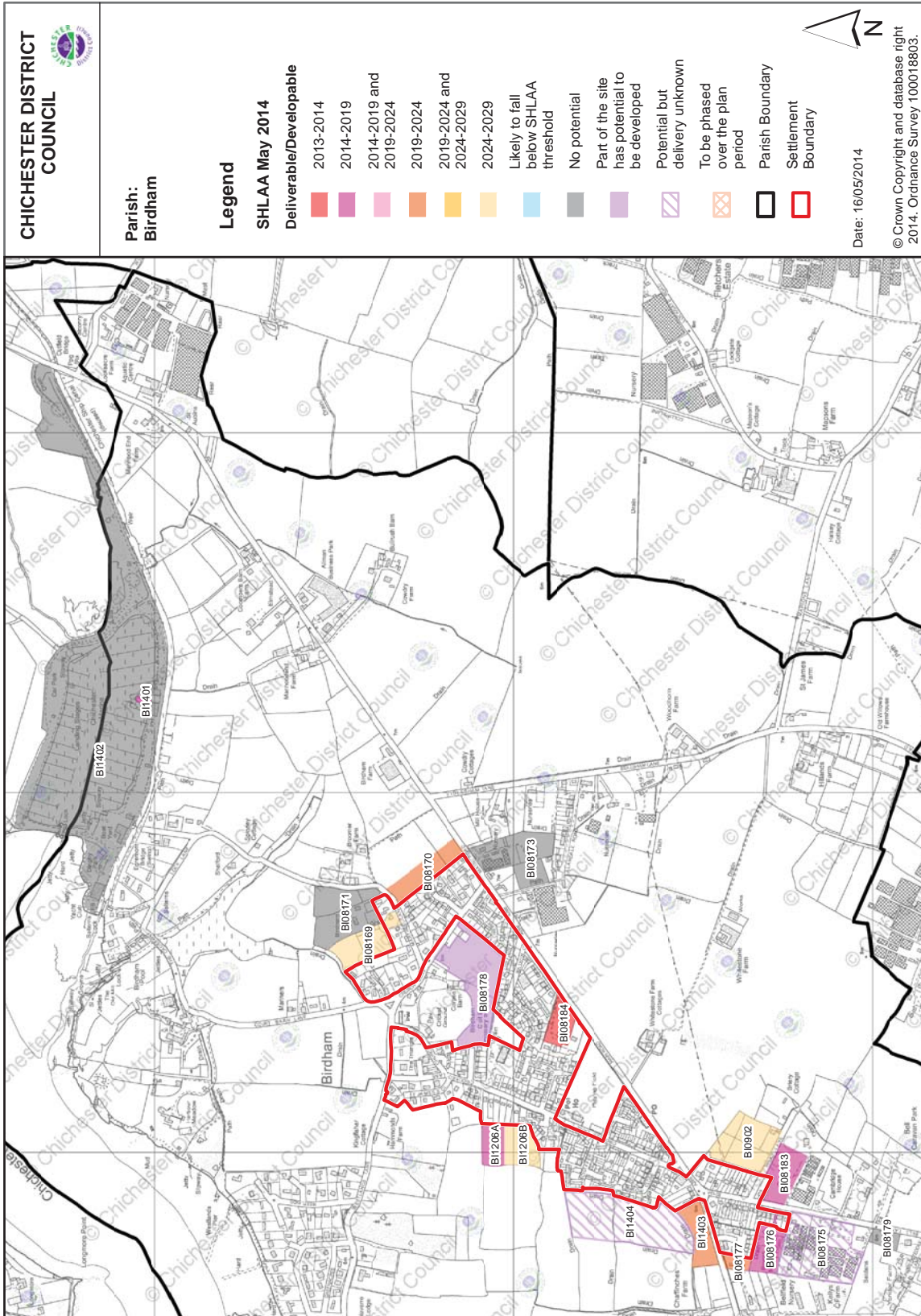
Parish	SHLAAID	Site address	Gross Site Area	Available	Suitable	Achievable	Potential dwellings						Developable Years	Final Conclusion
							2013 - 2014	2014 - 2019	2019 - 2024	2024 - 2029	2029+	Total		
Westhampnett	WH08348	Land west of Overnoons	0.86	✓	✓	✓			17			17	2024-2029	Development plan documents will revise and refresh policies and review existing settlement boundaries. In that respect this site could be suitable for housing development in the future.
Westhampnett	WH08405	Land south of Ash Keys	0.29	✓	✓	?							Likely to fall below SHLAA threshold	Over half of the site has current planning permission for one dwelling reducing the overall capacity of the site.
Westhampnett	WH08421	Land west of The March CE School	3.09	✓	✓	✓			124			124	2024-2029	Development plan documents will revise and refresh policies and review existing settlement boundaries. In that respect this site could be suitable for housing development in the future.
Westhampnett	WH1202	Corner of Claypit Lane and Madgwick Lane	0.76	✓	✓	✓			30			30	2024-2029	Development plan documents will revise and refresh policies and review existing settlement boundaries. In that respect this site could be suitable for housing development in the future.
Westhampnett	WH1455	Westhampnett Amenity Tip	15.92	✓									No potential	The site is unsuitable as this is a former landfill site and further work would need to be undertaken.
Wisborough Green	WG08152	Land at Winterfold Paddocks	3.68	✓	?	?							Part of the site has potential to be developed	Development plan documents will revise and refresh policies and review existing settlement boundaries. In that respect part of this site could be suitable for housing development in the future.
Wisborough Green	WG08153	Land south of Meadowbank	1.18	✓	✓	✓			38			38	2019-2024	Development plan documents will revise and refresh policies and review existing settlement boundaries. In that respect this site could be suitable for housing development in the future.
Wisborough Green	WG08154	Carters Field	1.30	✓									No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
Wisborough Green	WG08157	Previous Newpound Industrial Centre	0.95	✓									No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
Wisborough Green	WG08158	Coal Yard	0.20	✓									No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.

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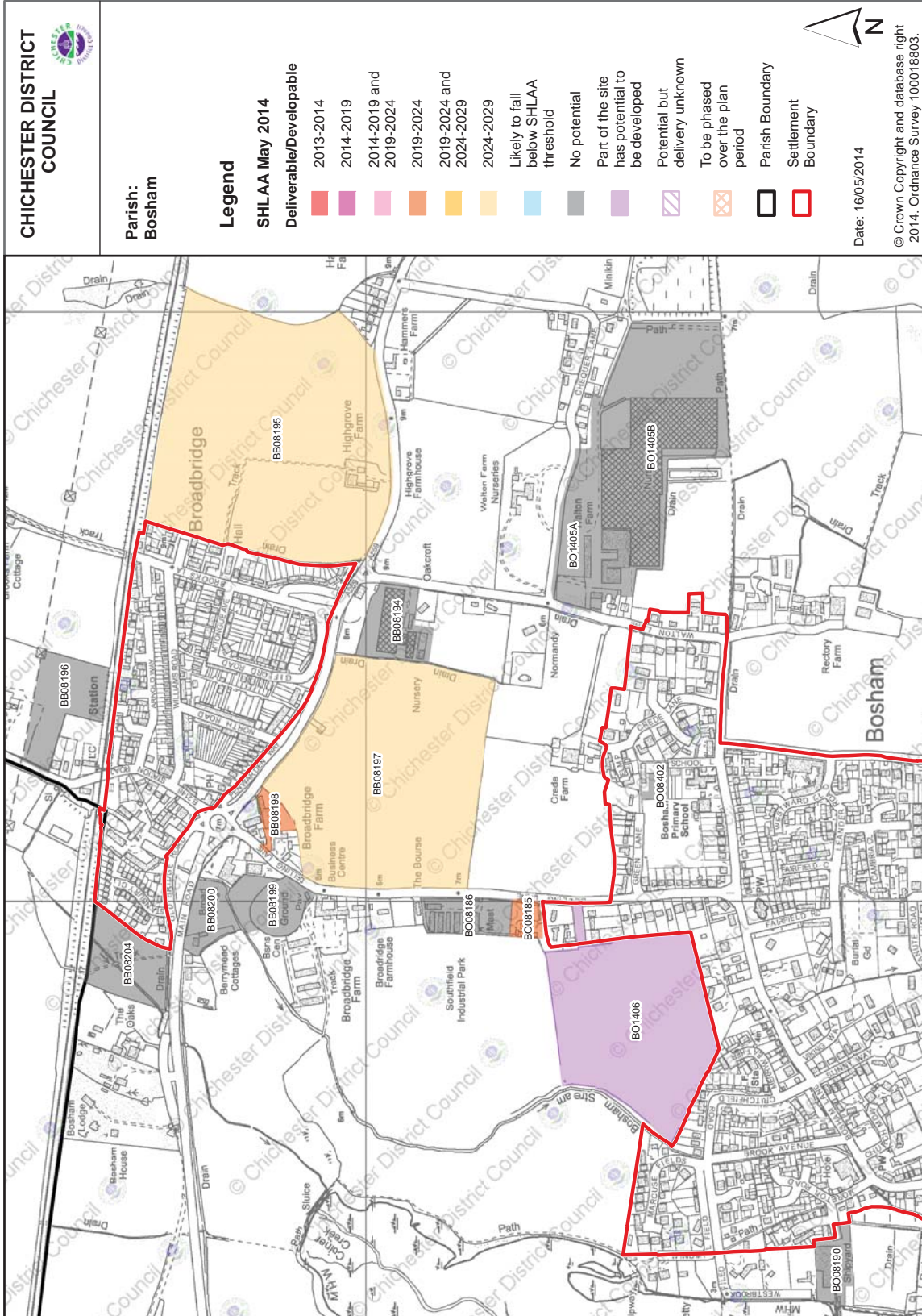
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							2013 - 2014	2014 - 2019	2019 - 2024	2024 - 2029	2029+	Total		
Wisborough Green	WG08160	Land south of Vincent House	1.46	✓								No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.	
Wisborough Green	WG08161	Land east of St Peter's Church	5.49	✓	?	?						Part of the site has potential to be developed	Development plan documents will revise and refresh policies and review existing settlement boundaries. In that respect part of this site could be suitable for housing development in the future.	
Wisborough Green	WG08164	Bittles	1.71	✓								No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.	
Wisborough Green	WG08165	Land south 1 Newfields	0.20	✓								No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.	
Wisborough Green	WG08166	Land west of Newpound Industrial Estate	3.41	✓								No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.	
Wisborough Green	WG1205	EP Clark and Co Yard	1.00	✓	✓	?						Potential but delivery unknown	Potential but delivery unknown as site currently occupied by existing business.	
Wisborough Green	WG1458	Land at Coed Afal	3.37	✓								No potential	The site is unsuitable as part of the site does not adjoin the settlement boundary and development of the site would not relate well to the existing development north of the site.	
Wisborough Green	WG1459	Ansells Yard	1.16	✓								No potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.	



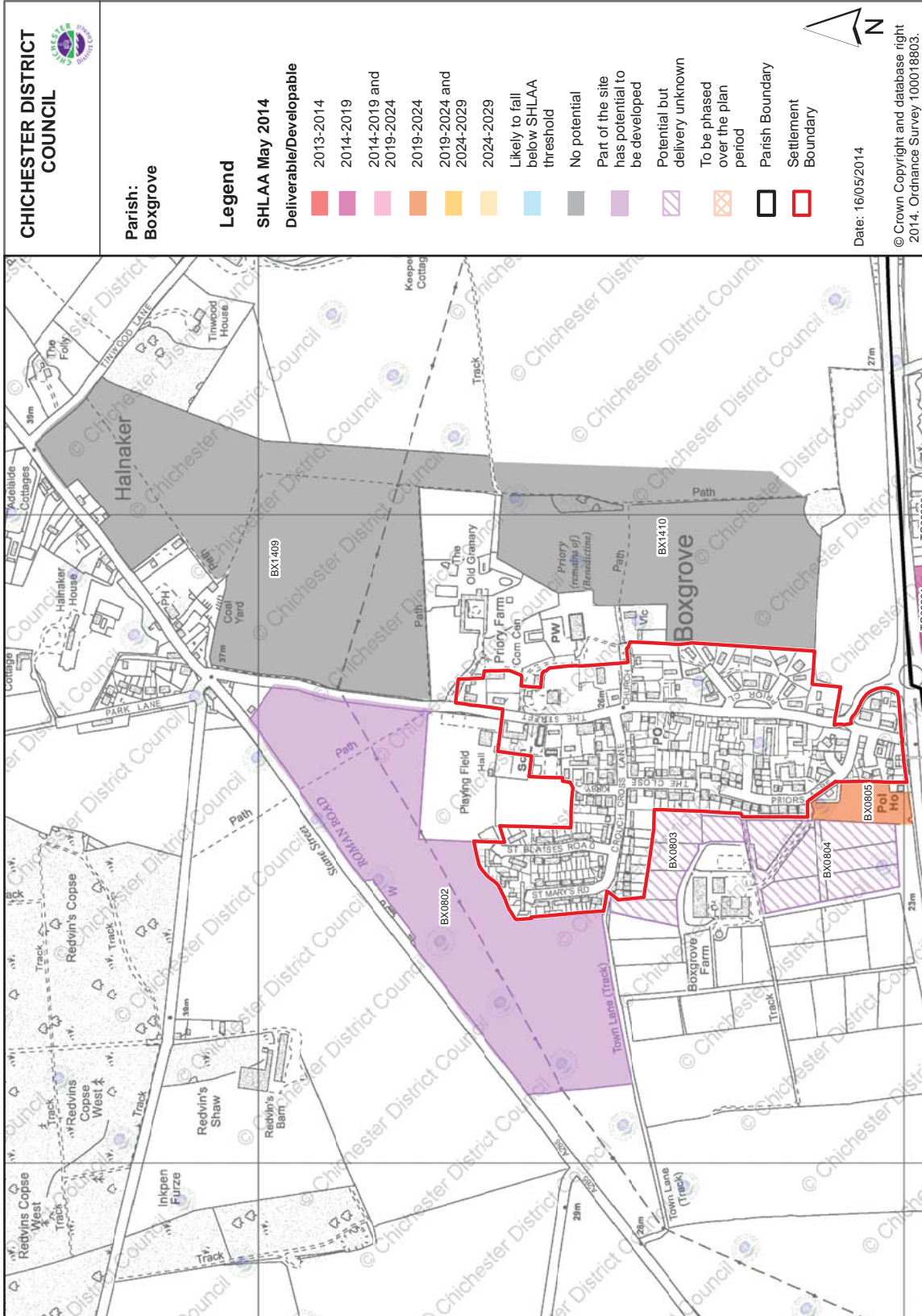
Appendix 3 . SHLAA Site Maps



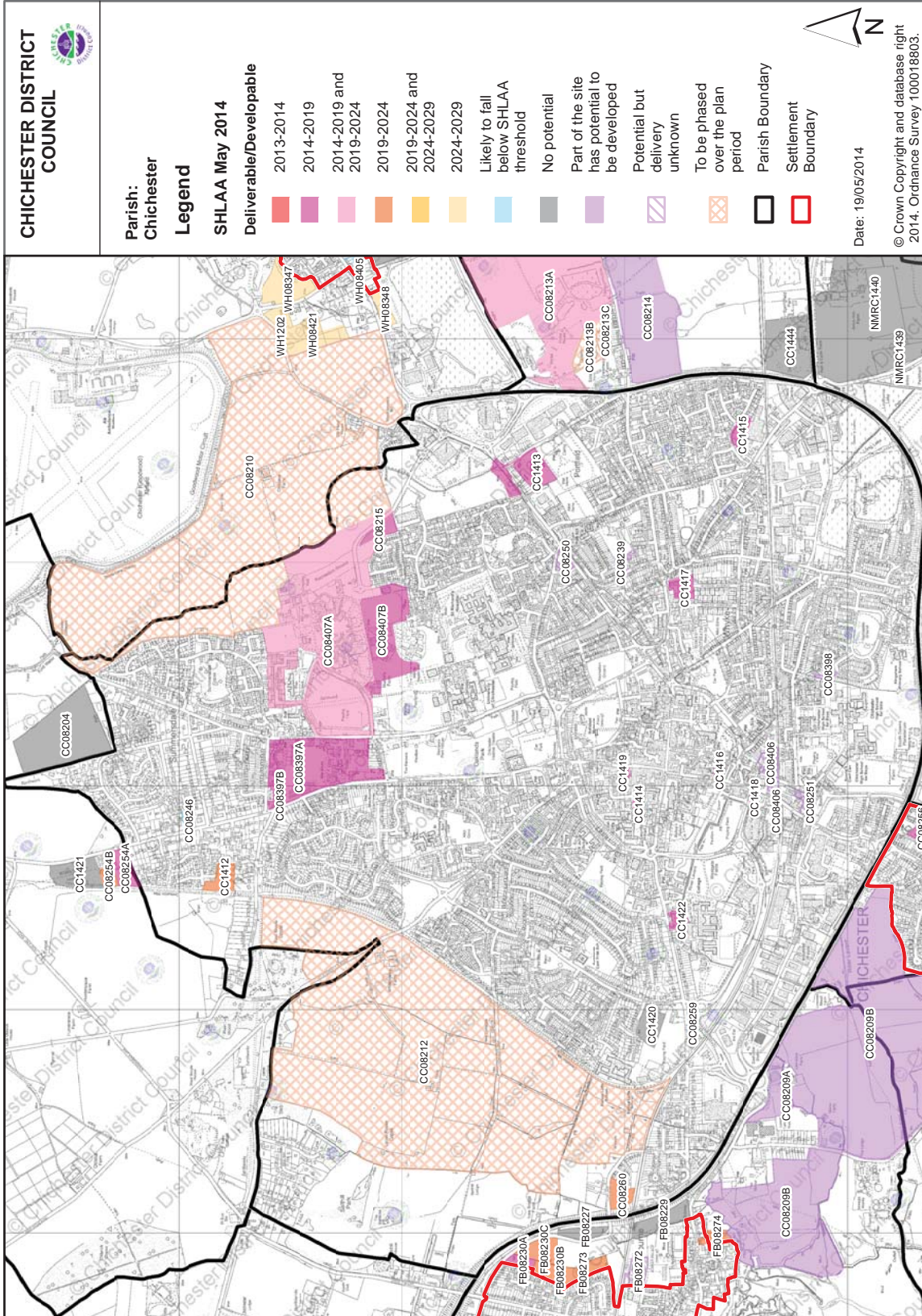
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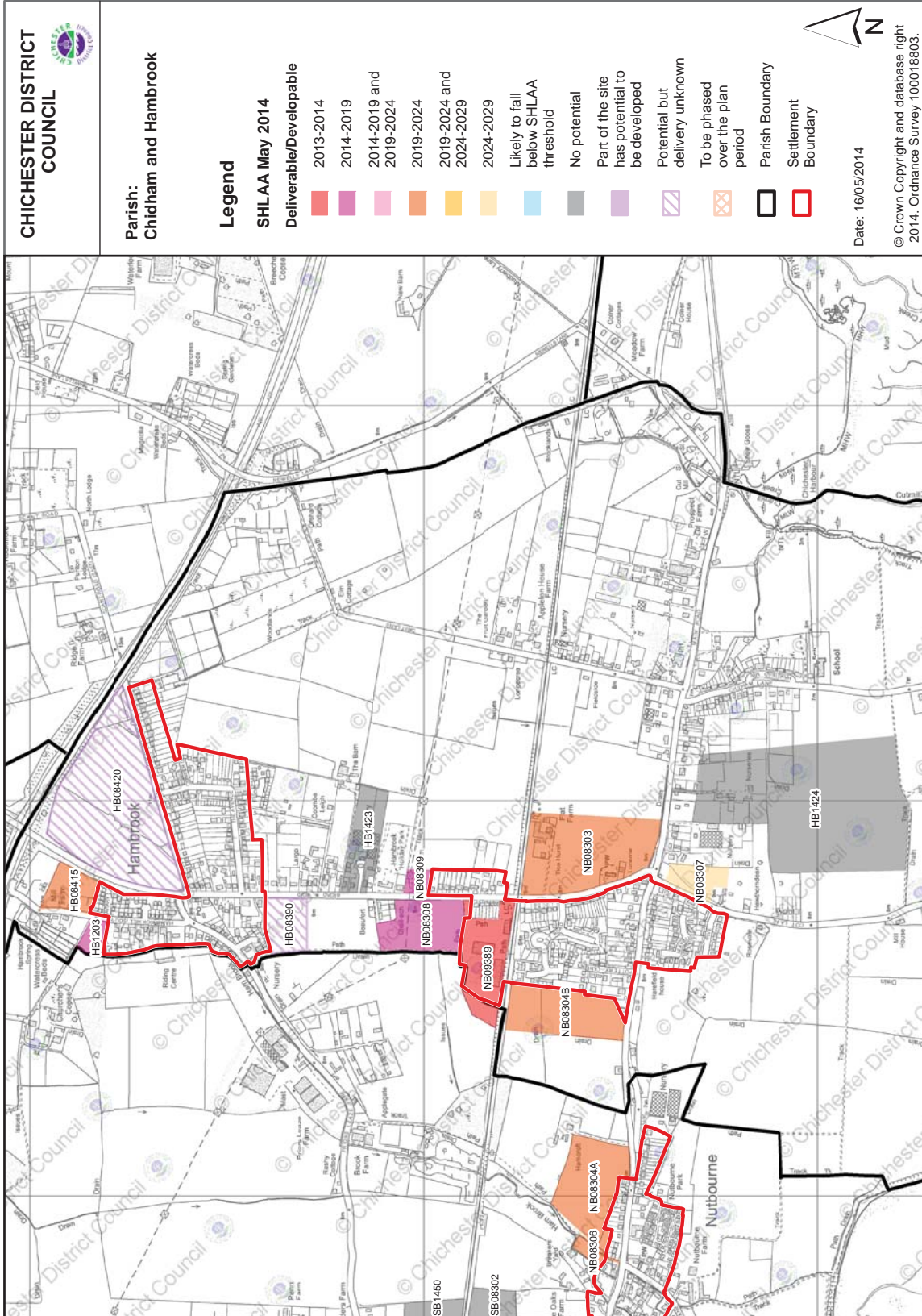
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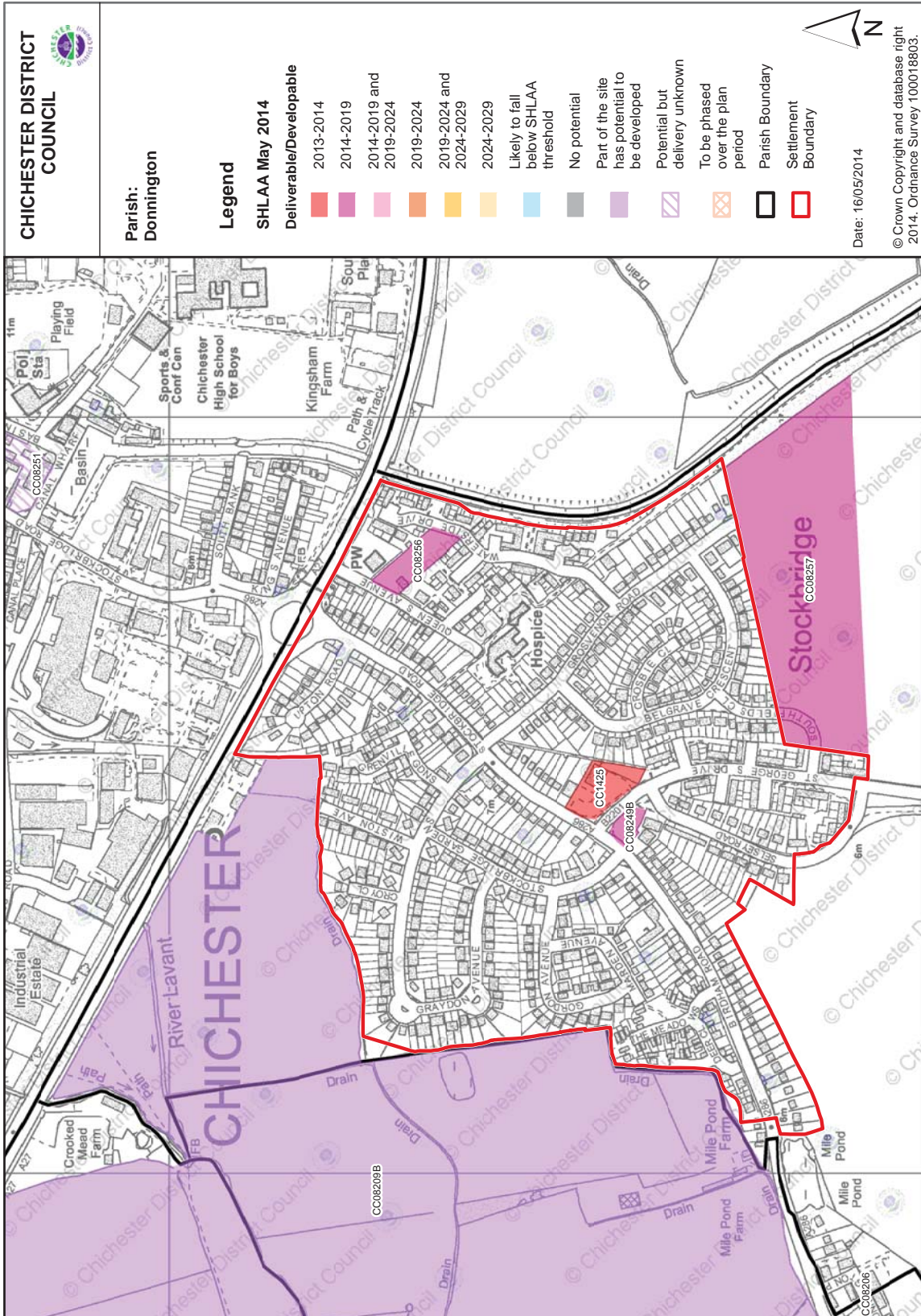
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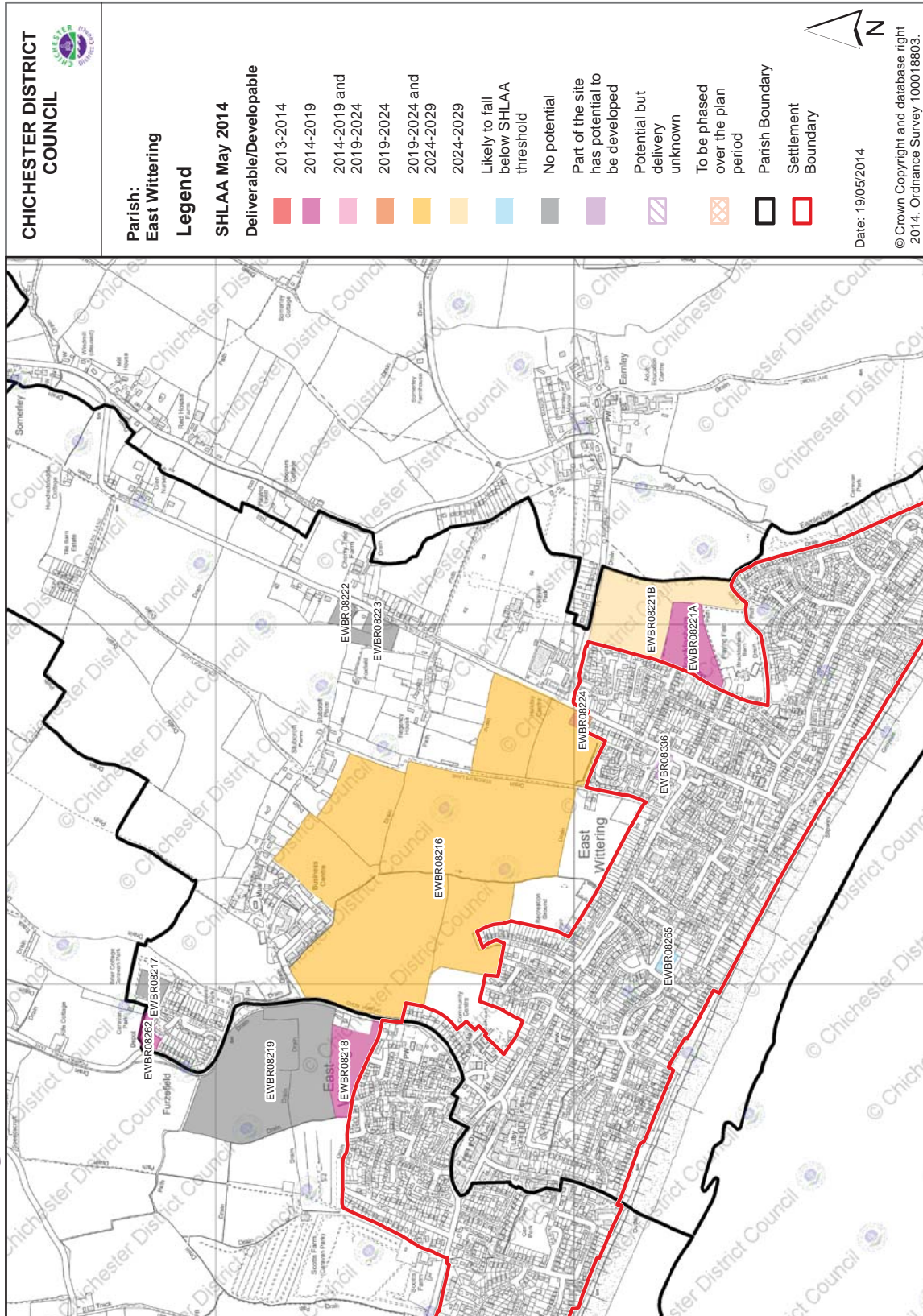
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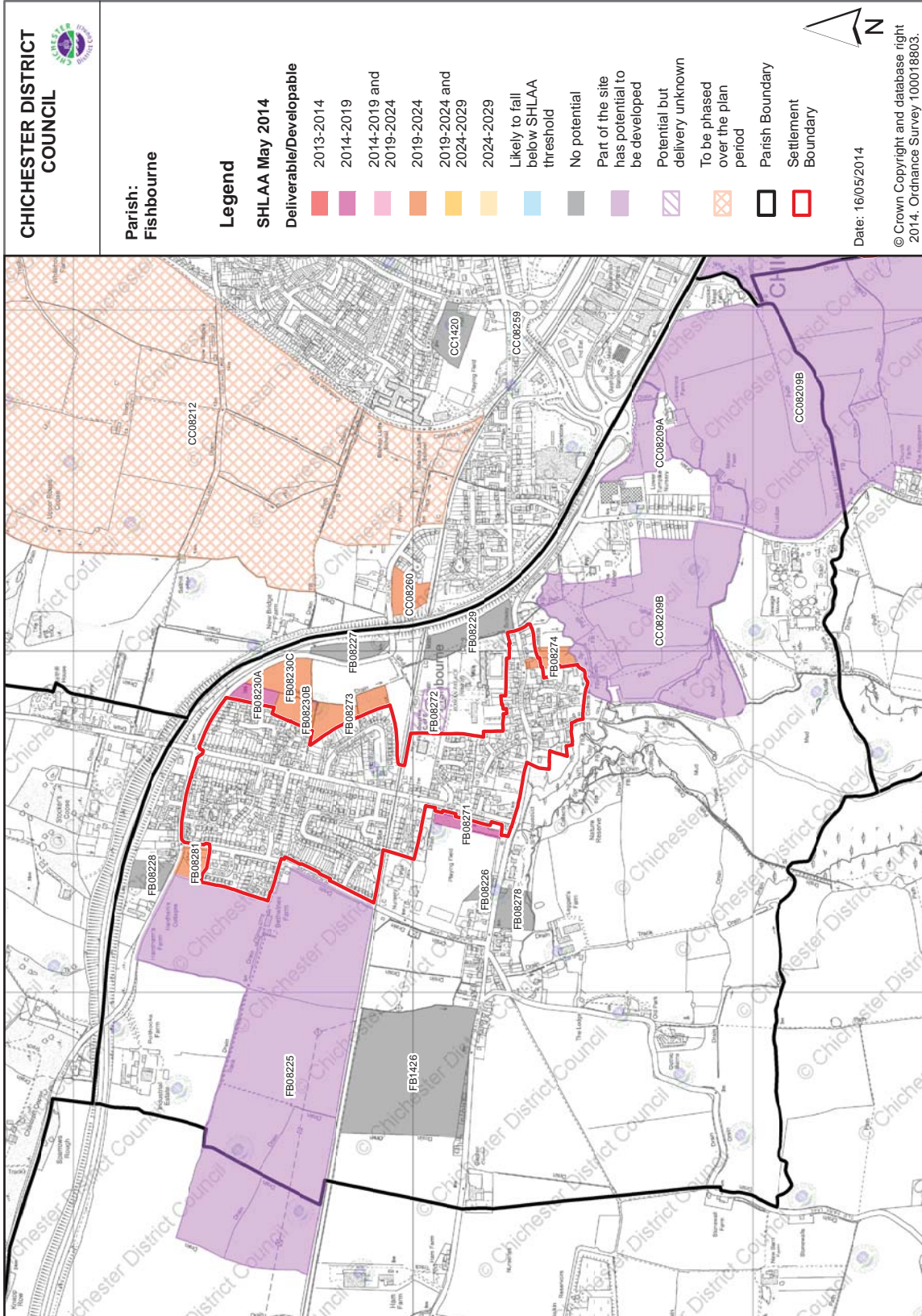


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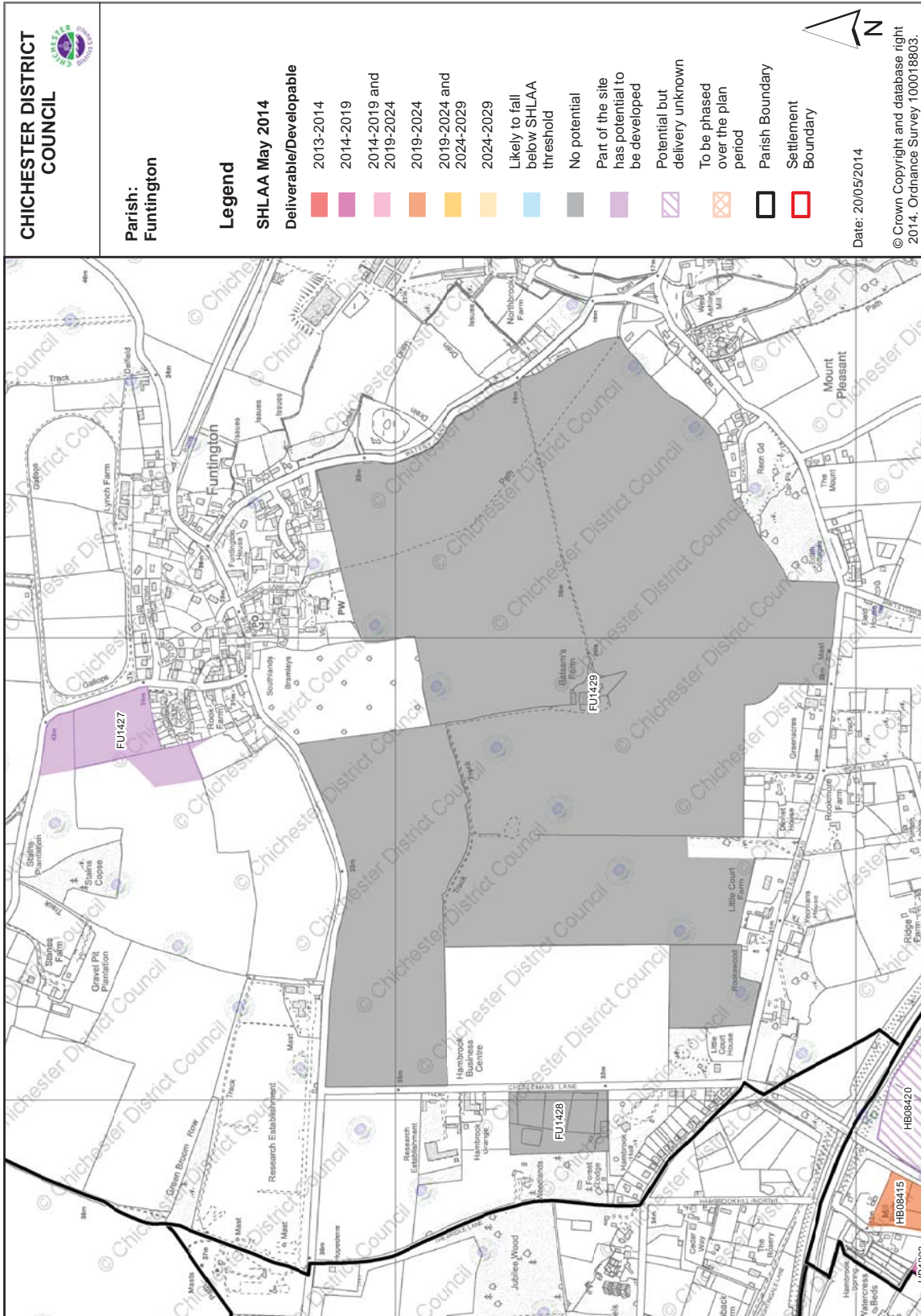


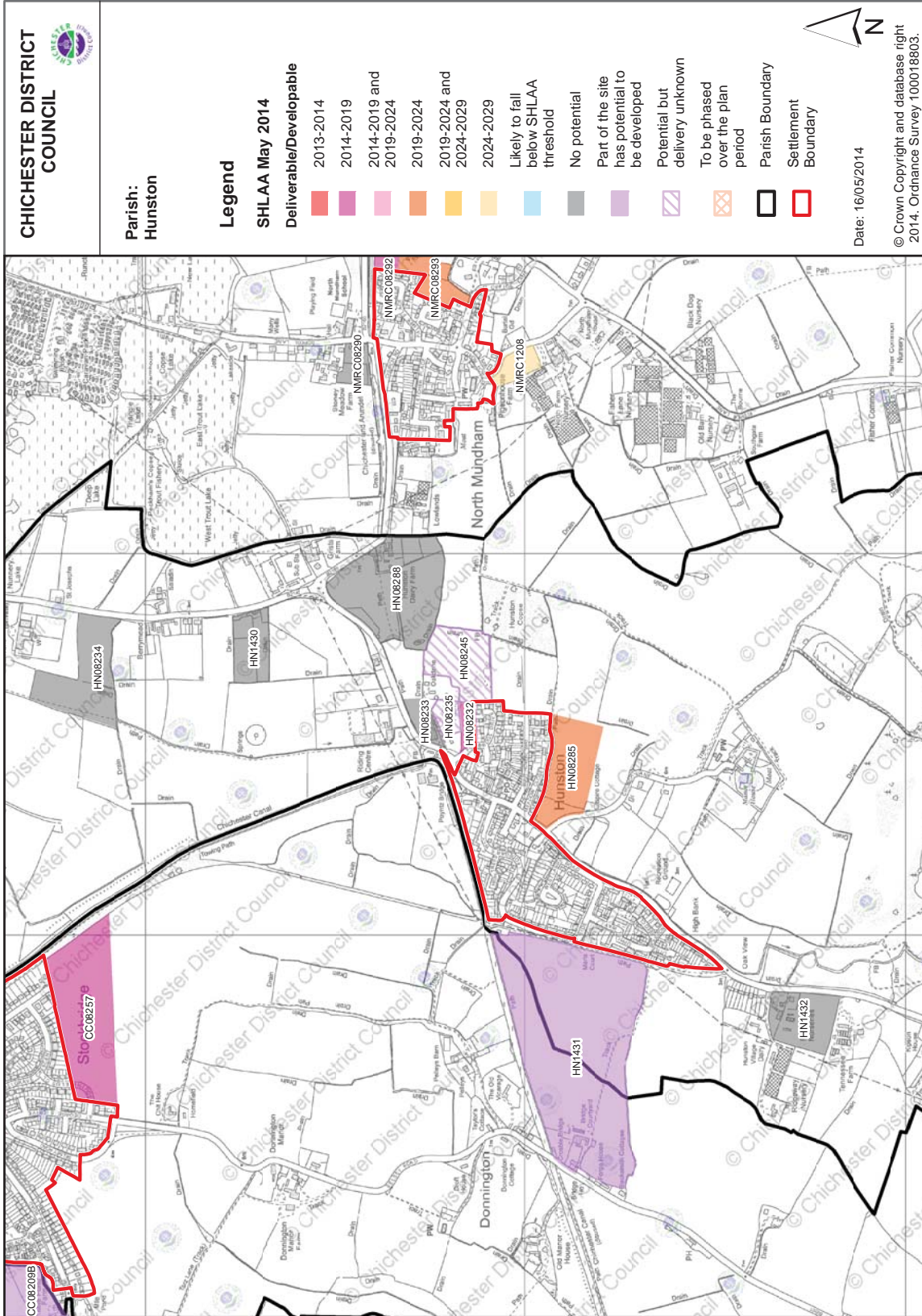
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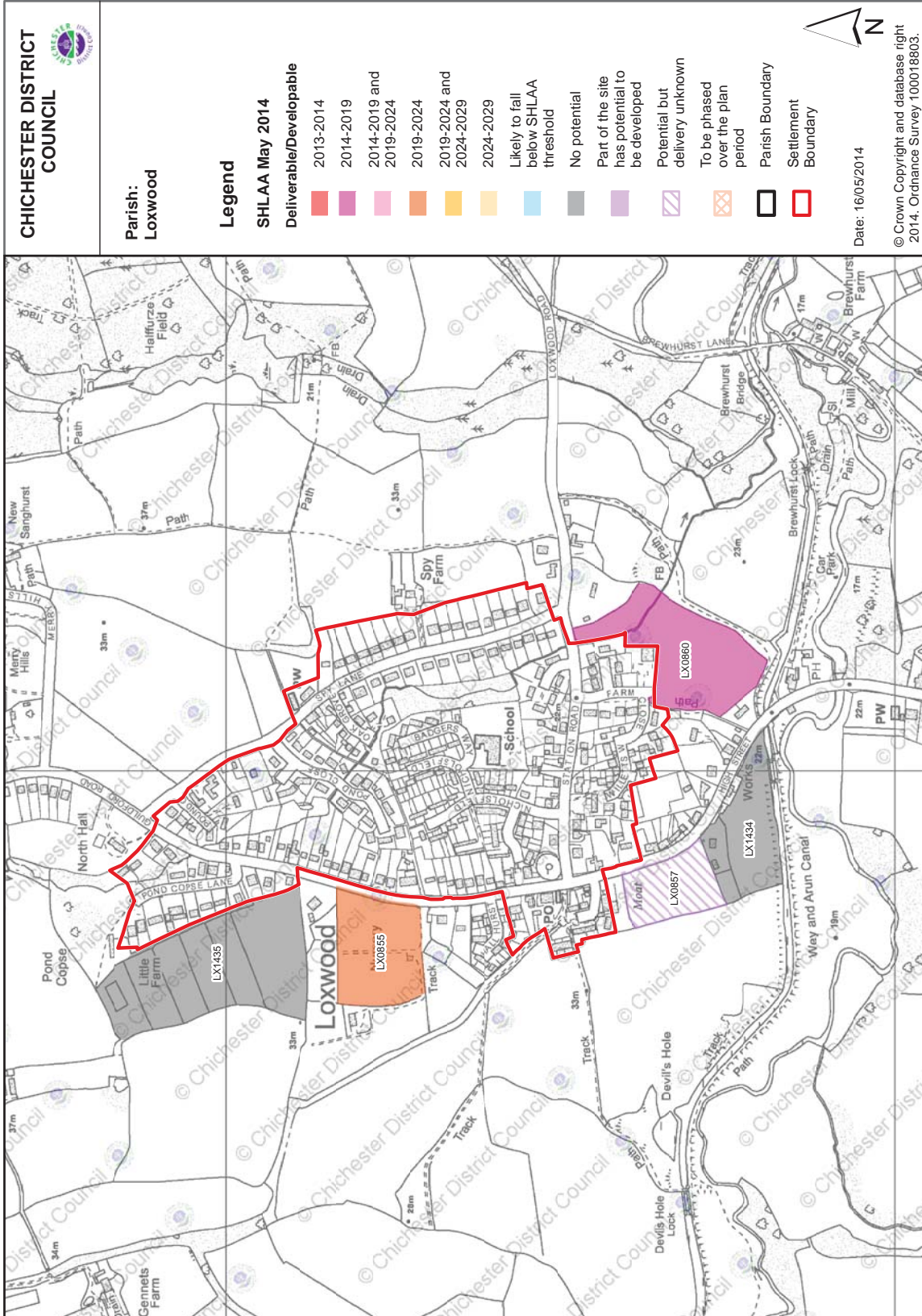




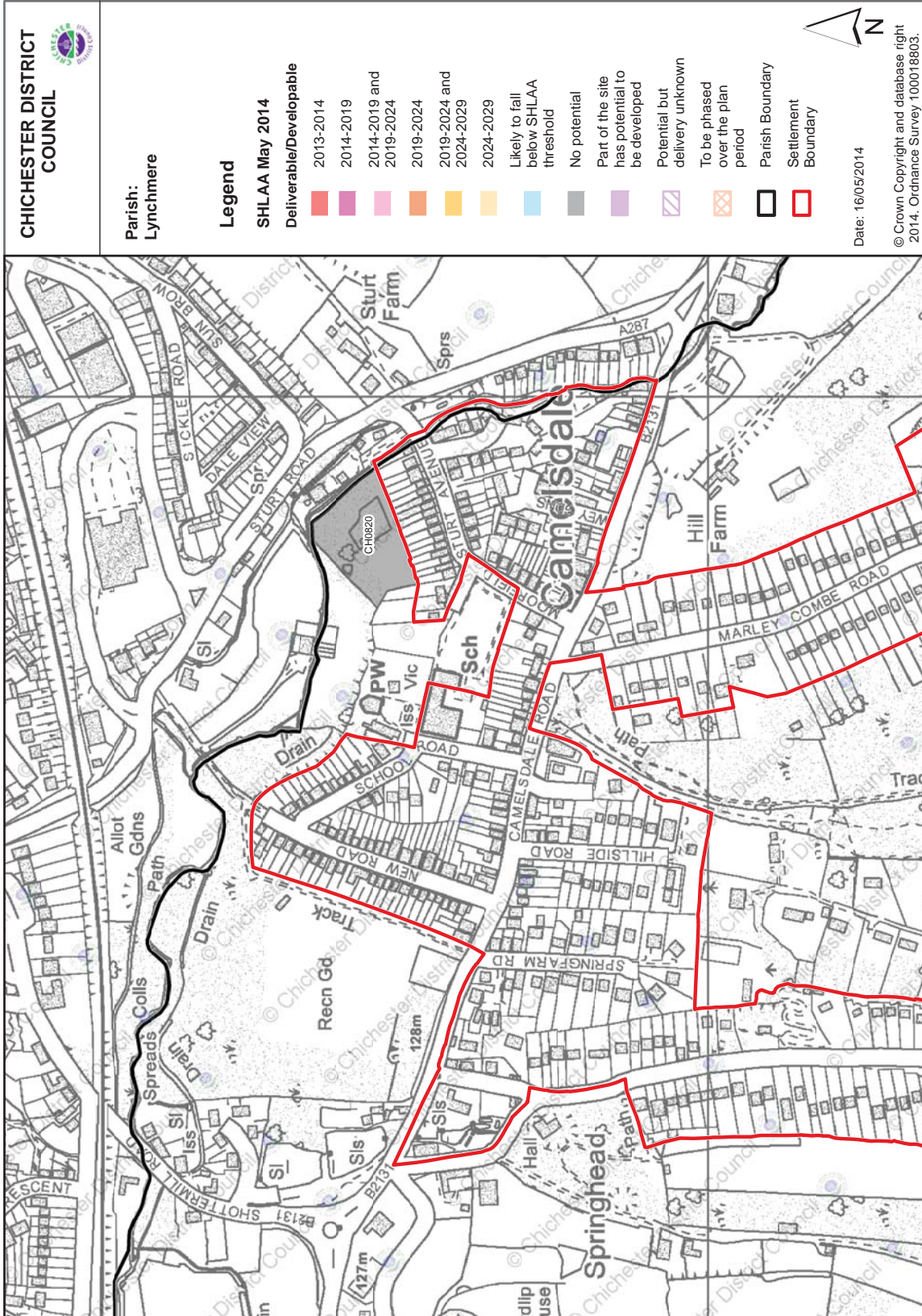
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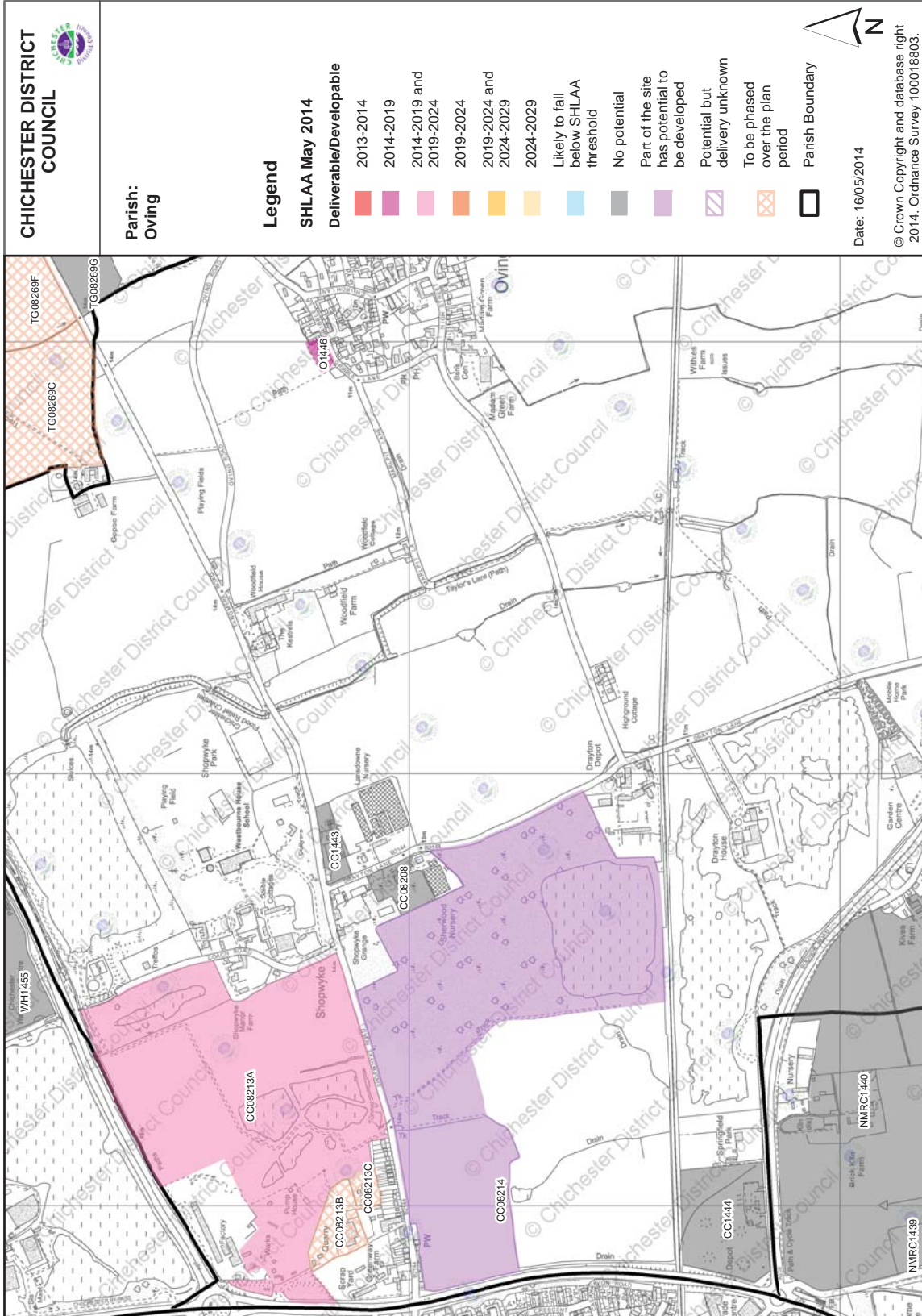


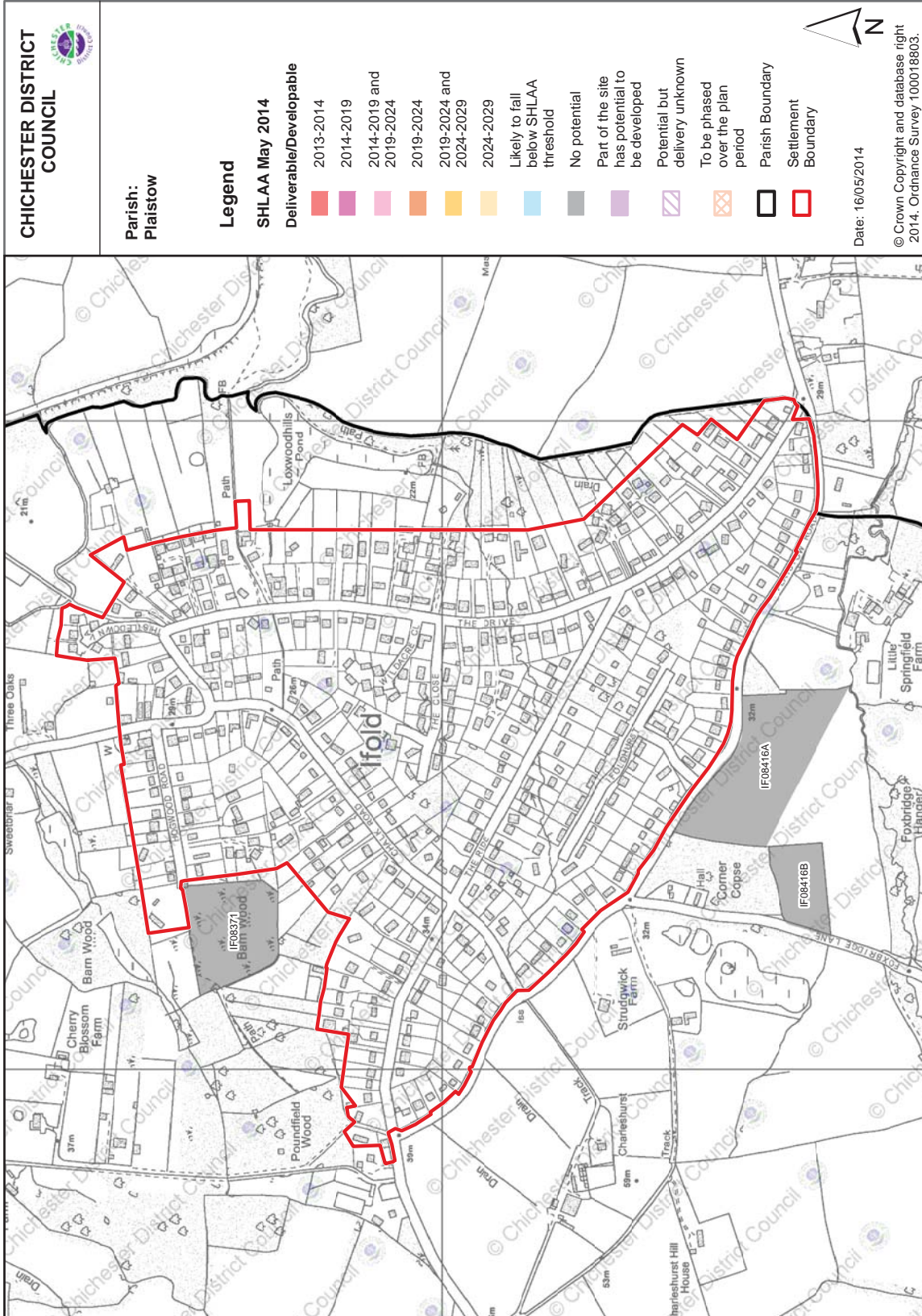


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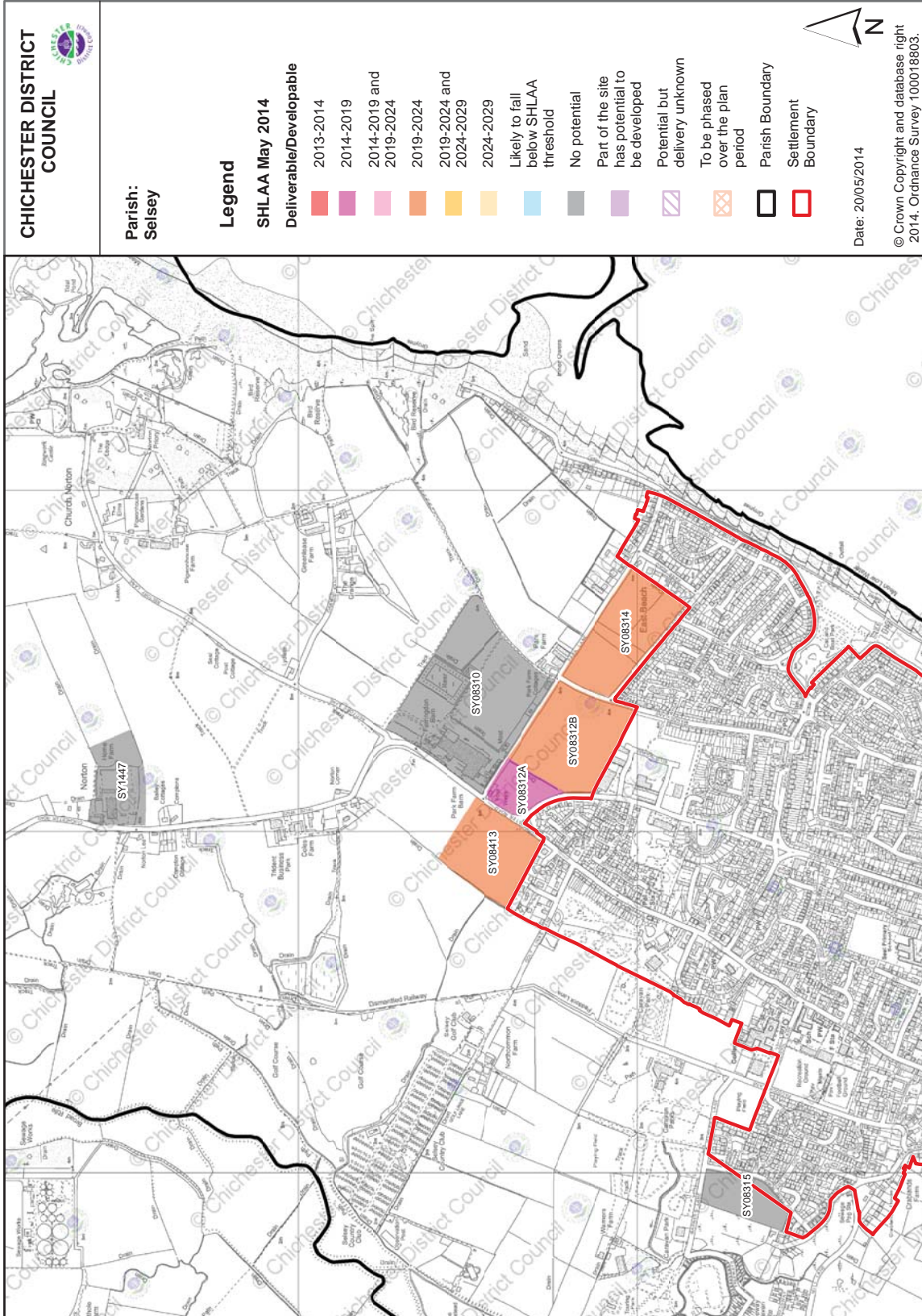


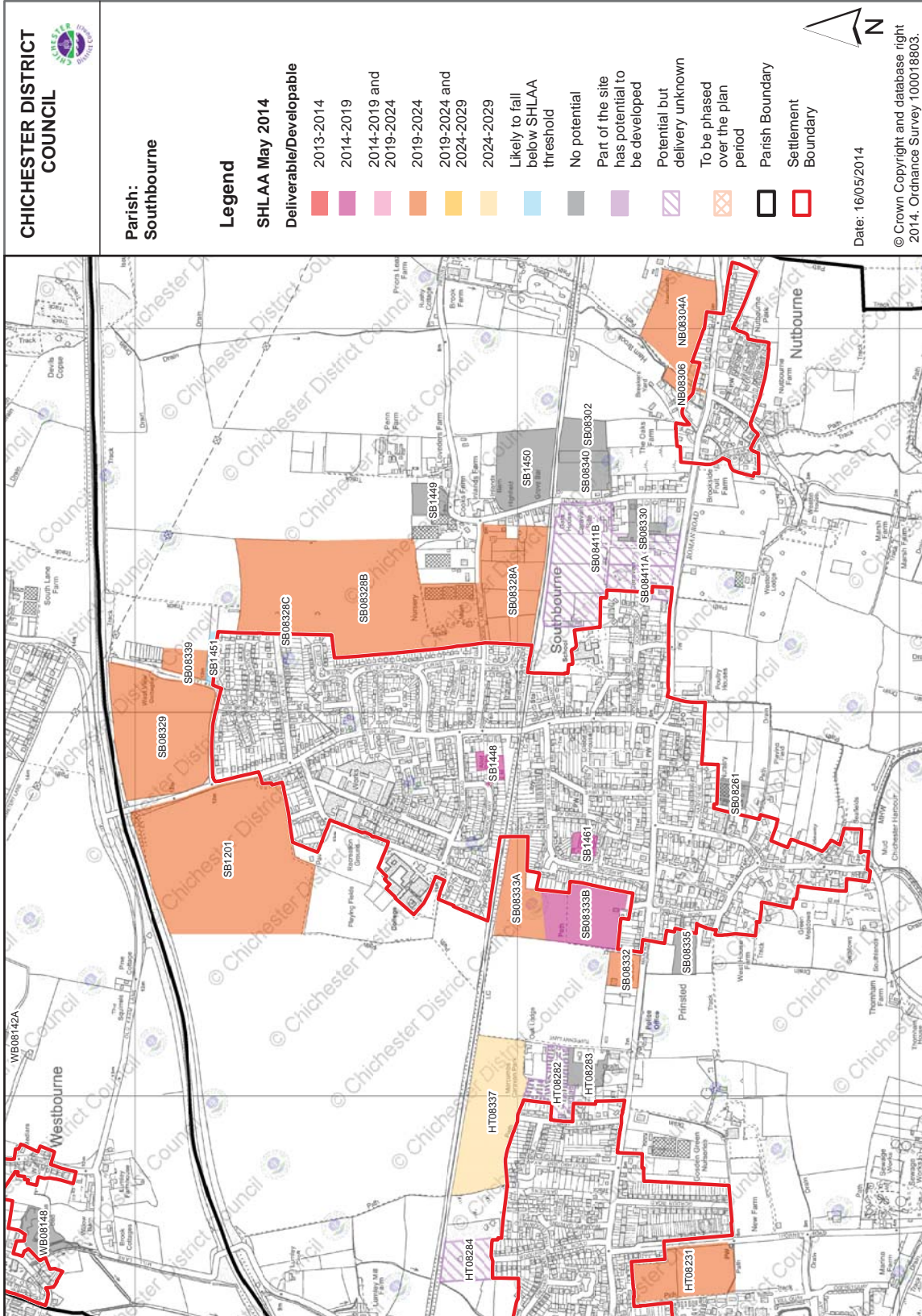
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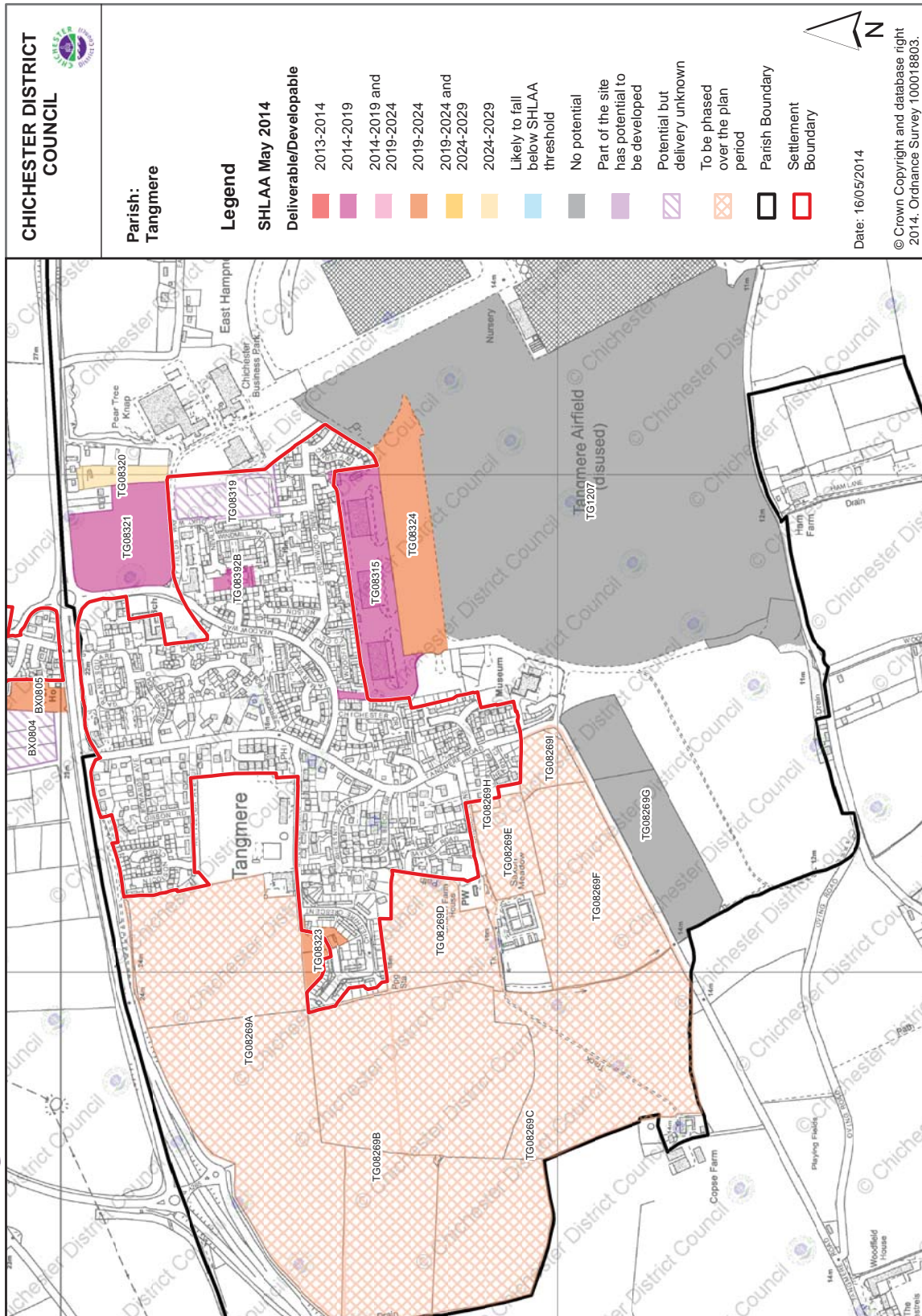


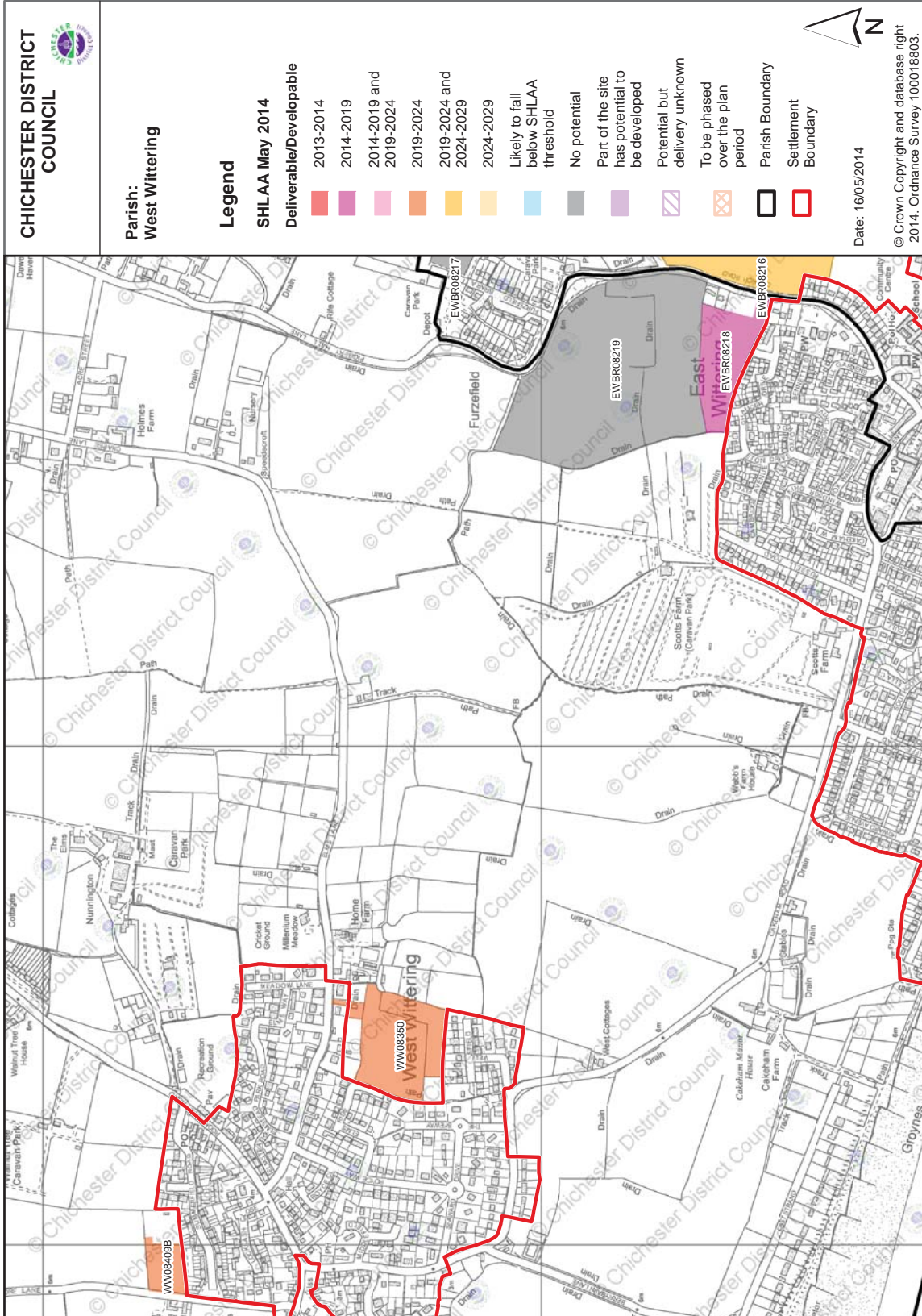
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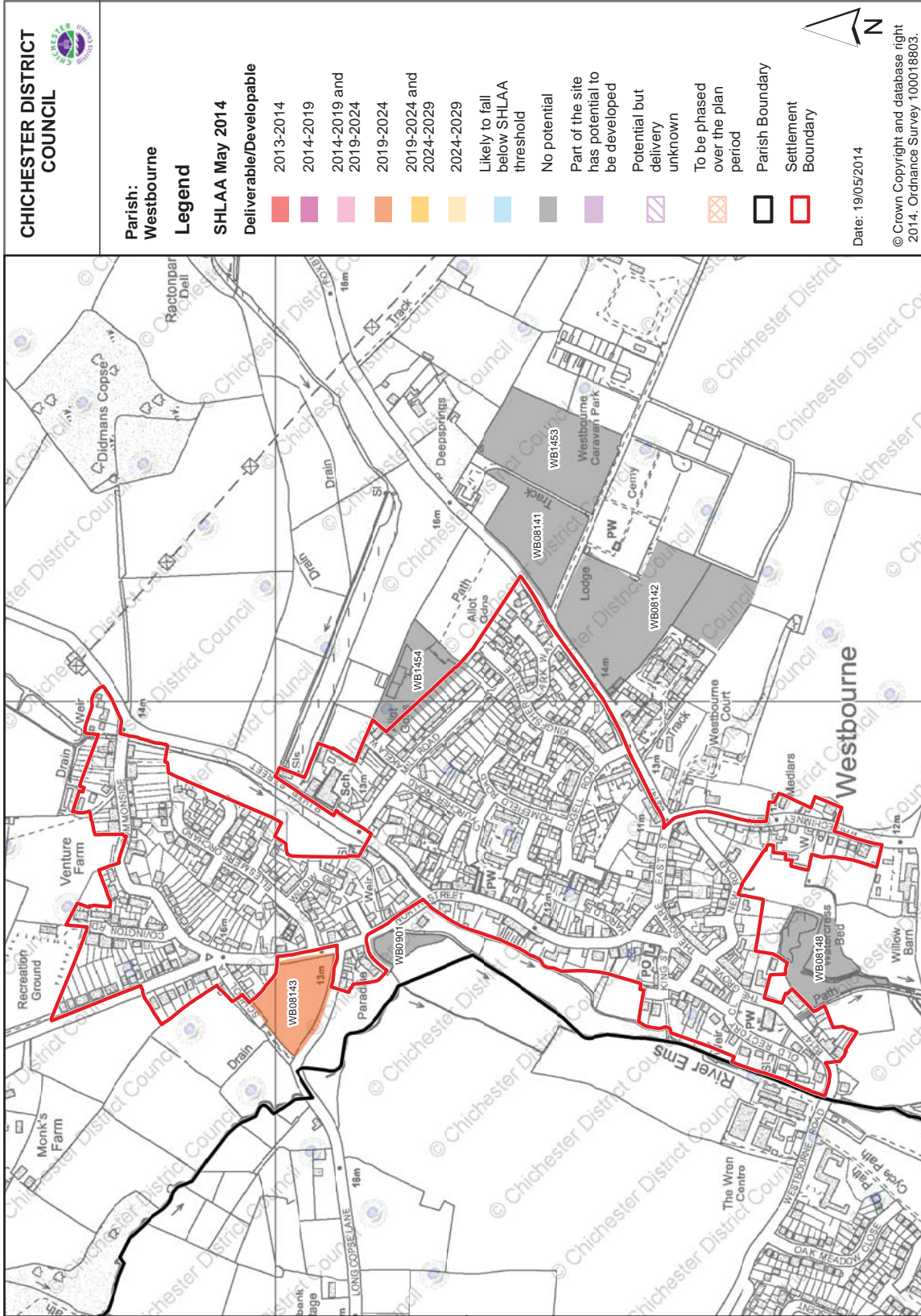


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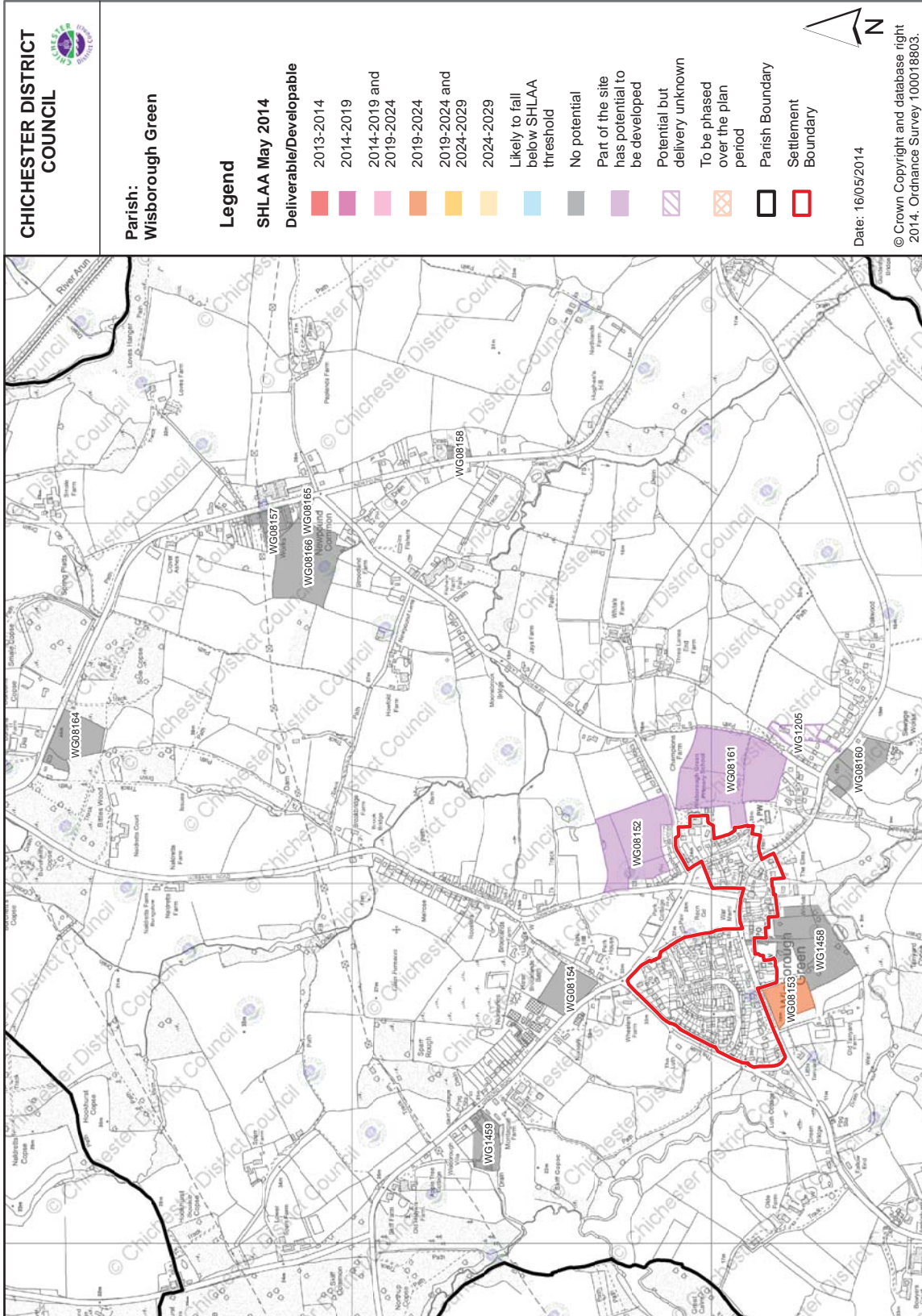




Appendix 3 . SHLAA Site Maps



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Chichester District Council



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