



Site Allocation: Proposed Submission Development Plan Document 2014-2029

1 Introduction	2
2 Policy SA1	13
3 Bosham Parish	14
4 Boxgrove Parish	16
5 Chichester City	18
6 East Wittering and Bracklesham Parish	37
7 Hunston Parish	38
8 Lynchmere Parish	40
9 North Mundham Parish	43
10 Plaistow and Ifold Parish	44
11 West Wittering Parish	46
12 Appendix 1 Residential sites	47
13 Appendix 2 Employment/Mixed Use sites	54

1 . Introduction

Introduction

1.1 This is the Site Allocation Development Plan Document (DPD) which the Council intends to formally submit to the Secretary of State for independent examination. Its publication represents a further step in the process which enables anyone who may have an interest in the allocation of housing and employment sites to comment. The DPD does not include that part of the District within the South Downs National Park.

1.2 The DPD has evolved through extensive consultation and research to help in determining the best approaches to the allocation of housing and employment sites. Consultation on the draft DPD took place between 7 January and 18 February 2016, following which a further consultation took place between 28 July and 22 September 2016. Comments and information received during these consultations have helped develop the DPD.

1.3 Consultation has been guided by the adopted Statement of Community Involvement (SCI) and a summary of the steps undertaken is set out in the Statement of Consultation which is published alongside the Plan.

1.4 The purpose of the consultation is to obtain views on the “soundness” of the DPD before it is submitted to the Secretary of State for independent examination. It is not intended to be a consultation stage that results in the Council producing another amended version of the DPD. Instead the purpose of this stage is to enable people to make comments which they want to have taken into account by an Inspector, who conducts an independent examination, based upon issues of soundness. This is whether the DPD:

- a. has been prepared in accordance with the Duty to Cooperate, legal and procedural requirements, and
- b. is "sound".

1.5 Soundness means:

- Positively prepared – the plan should be prepared based on a strategy which seeks to meet objectively assessed need and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- Justified – the plan should allocate the most appropriate sites, when considered against the reasonable alternatives, based on proportionate evidence;
- Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
- Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework (NPPF).

What is the Site Allocation Development Plan Document?

1.6 The DPD flows from the adopted Chichester Local Plan: Key Policies 2014-2029 (Chichester Local Plan). The Chichester Local Plan sets out the housing numbers and the amount of employment land required to be delivered over the Plan period.

1.7 The primary purpose of the DPD is to deliver non strategic residential and employment sites as set out in the Chichester Local Plan (Policy 2 - Development Strategy and Settlement Hierarchy; Policy 3 - The Economy and Employment Provision and Policy 5 - Parish Housing Sites 2012-2029), and to set out guidance for the development of these sites.

1.8 On adoption the DPD should be read in conjunction with other parts of the development plan which comprises:

- Chichester Local Plan: Key Policies 2014-2029 (July 2015)
- West Sussex Waste Local Plan (April 2014)
- West Sussex Minerals Local Plan (2003 – currently under review)
- Made Neighbourhood Plans

1.9 The sites identified in the DPD will deliver:

Residential Sites

1.10 Sites have only been considered where they are above 0.25 hectares or capable of accommodating at least 5 dwellings. Parishes that have undertaken the Pre-submission consultation of their neighbourhood plan or have a plan in a more advanced stage have not been included in the DPD.

1.11 In addition to the Strategic Sites identified in the Chichester Local Plan, the DPD addresses:

- Chichester city and sites surrounding the Chichester city Settlement Boundary in neighbouring parishes (including sites separated from the Settlement Boundary by the A27) (in line with the Chichester Local Plan Policy 5 - Parish Housing Sites 2012-2029). Where a site has been identified, if there has been a recent planning application granted, the site has been retained in the DPD, in order to give certainty, until the site is developed;
- The parishes of Bosham; Boxgrove; Hunston; Lynchmere; and Plaistow and Ifold (in line with Chichester Local Plan policies 2 – Development Strategy and Settlement Hierarchy, 5 - Parish Housing Sites 2012-2029 and 7 - Neighbourhood Development Plans.

Employment Sites

1.12 Sites within or close to Chichester city as identified in the Chichester Local Plan Policy 3 The Economy and Employment Provision. Where a site has been identified, if there has been a recent planning application granted, the site has been retained in the DPD, in order to give certainty, until the site is developed.

Amendment to Settlement Boundaries

1.13 The DPD reviews the Settlement Boundaries from the Chichester District Local Plan (adopted 1999), with the exception of parishes undertaking a neighbourhood plan and parishes with a strategic development location. The Site Allocation Methodology and Assessment Document provide further information on the process.

1 . Introduction

1.14 Policy 2 of the Chichester Local Plan indicates that settlement boundaries will be reviewed through “the preparation of Development Plan Documents and/or Neighbourhood Plans”. Although sites have not been allocated, the Settlement Boundaries for North Mundham and West Wittering have been amended within the DPD.

Local Centres

1.15 The Chichester Local Plan states in paragraph 16.19 that local centres for East Wittering and Selsey will be defined either in a Neighbourhood Plan or Site Allocation DPD. Selsey Town Council has confirmed that they are including local centres in their neighbourhood plan.

1.16 The proposed boundary of the local centre for East Wittering is set out in this document.

Relationship to the adopted Chichester Local Plan

1.17 When adopted, the DPD will form part of the development plan for the Local Plan Area. It will sit alongside the adopted Chichester Local Plan and those neighbourhood plans which have been ‘made’.

1.18 The DPD must reflect the development strategy set out in the Chichester Local Plan; it is not an opportunity to re-open debate on the level or general location of development as set out in the Chichester Local Plan.

Background Information

1.19 The DPD is supported by a number of background documents and reports, which are not fully summarised here. Key documents are specifically referred to within the text.

1.20 The DPD has been subject to a Sustainability Appraisal and Habitats Regulations Assessment which considered the anticipated effects of the proposals on the area’s environmental, economic and social conditions. The results have informed decisions made in the document.

1.21 The background information on the Sustainability Appraisal and Habitats Regulations Assessment are available to download from the Council's [website](#).

How to comment

1.22 We would like your comments on the soundness of the Site Allocation Proposed Submission Development Plan Document. If you wish to make a representation seeking a change to the DPD you should make clear in what way it is not sound having regard to the four tests, as set out in paragraph 1.4. You should try to support your representation with evidence showing why the DPD should be changed. It will be helpful if you also say precisely how you think it should be changed. When making comments, please make clear reference to the policy or paragraph number and, where appropriate, page number you are commenting on.

1.23 Due to the holiday period, the DPD (Regulation 19 Proposed Submission) has been published for an eight week consultation period between **1 December 2016 to 26 January 2017**. All comments must be received no later than **17:00 on Thursday 26 January 2017**. The Council will be unable to accept any comments that are received after this time.

1.24 Where possible we prefer that comments are made electronically, as this is the quickest and easiest way of responding.

1.25 Alternatively, there is a comment form for you to send back which is available from the council's offices or by visiting our website www.chichester.gov.uk.

1.26 You can email forms to us at planningpolicy@chichester.gov.uk. When commenting please use a separate sheet for each comment, marking each sheet with the paragraph or policy number to which you are referring.

1.27 Please be aware that your comments (or a summary) will be publicly available for people to read on the website. The Council acknowledges that this document is lengthy, as the Council has to justify the policy approach it is taking and has to meet various 'tests of soundness' as laid down by the Government.

Next Steps

1.28 Once the eight week Proposed Submission consultation period is completed, the comments will be summarised as part of the submission arrangements. If any fundamental issue of soundness is identified, then further consideration to the progress of the DPD will be given with the advice of the Planning Inspectorate (PINS). Providing no fundamental soundness concerns are raised then the DPD will be formally submitted to the Government in the spring 2017.

1.29 Following formal submission, an independent examination into the soundness of the DPD will take place. It is expected that the examination will take place in spring 2017. Subject to the Inspector finding the DPD sound, it is programmed to be adopted in autumn 2017.

Any further queries

1.30 If you have any further queries regarding any of the issues raised in this document, please contact the Planning Policy Team on 01243 785166 or email planningpolicy@chichester.gov.uk.

Data Protection

All documents will be held at Chichester District Council, and representations will be published online. They will be handled in accordance with the Data Protection Act 1998 and kept for three years following adoption of the Site Allocation DPD. Personal contact details will be removed from copies of representations published electronically.

Please be aware that representations made about this document (including your name and address) cannot be treated as confidential.

1 . Introduction

National Policy Context

National Planning Policy Framework

1.31 The National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) set out the Government's planning policies and policy guidance for England. Both of these must be taken into account in the preparation of local and neighbourhood plans, and are material considerations in planning decisions.

1.32 Local Plans must be prepared within the context set by the NPPF that embodies a 'presumption in favour of sustainable development' (defined as 'meeting the needs of the present without compromising the ability of future generations to meet their own needs'). The NPPF states that all plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally.

Local Context

Chichester Local Plan

1.33 The Chichester Local Plan covers the area outside the South Downs National Park and was adopted by Chichester District Council on 14 July 2015. It sets out the Council's overall approach for development up until 2029 and was prepared in line with the NPPF.

1.34 The Chichester Local Plan identifies the overall spatial vision and economic, social and environmental objectives for the Local Plan area and the amount, type and broad location of development needed to fulfil those objectives. It also provides more detailed policies and development management policies to be used for planning applications, which have guided the site selection process.

1.35 This DPD identifies sites suitable for development in order to meet the Chichester Local Plan requirements for residential and employment and in so doing make a contribution to delivering the objectives in the Chichester Local Plan. The DPD covers the same plan period as the Chichester Local Plan.

1.36 The DPD sets out what type and level of development will be identified within the Local Plan area. The DPD will provide more certainty for local communities, landowners, developers and infrastructure providers about the future pattern of development.

Relationship with Neighbourhood Planning

1.37 Parish and Town Councils have the opportunity to prepare neighbourhood plans for their areas which, once 'made' (i.e. adopted by the local authority after a successful independent examination and community referendum), form part of the development plan. Neighbourhood plans can develop policies and proposals to address local place-based issues but are required to be in general conformity with higher level plans (including the Chichester Local Plan). Neighbourhood plans may deal with non-strategic planning issues in accordance with the approach described in NPPF paragraph 185 and should be in general conformity with the strategic policies for the local area.

1.38 Where the Pre-Submission stage of a neighbourhood plan has not yet been reached, the DPD includes site(s) for that parish. However, if progress continues to be made on a neighbourhood plan and the Pre-submission stage is undertaken and has been completed by the end of January 2017, then the sites may be removed from the Submission DPD through the Modification process. This will enable neighbourhood plans to take this process forward. The Council can therefore have confidence that neighbourhood plans are taking the process of delivering housing forward and can also demonstrate a five year housing land supply.

Methodology for site assessment

1.39 The sections on residential and employment outline the amount of development required through the Chichester Local Plan. The methodology used in assessing the sites is included in the Site Allocation DPD Methodology and Assessment Document.

1.40 In general sites have been identified in one of two ways:

- Promoted by landowners or their agent either through consultation on the adopted Chichester Local Plan or a call for sites as part of the DPD; or
- Identified through the Strategic Housing Land Availability Assessment (SHLAA).

1.41 A full list of all the sites considered for residential can be seen at Appendix 1, sites for employment/mixed use are at Appendix 2 of this DPD. Each site is assessed using a three-stage approach; the number of sites are reduced at each stage as sites failing to meet the specified criteria are rejected.

1.42 The sites and reasons for their inclusion in the assessment are set out in the residential and employment sections below. The Site Allocation DPD Methodology and Assessment Document contains a list of all sites considered. This approach has allowed a transparent assessment, reflecting the independent site assessments carried out through the Sustainability Assessment process. This in turn enables robust and informed decisions to be made within the DPD.

1.43 The role of the assessment is to consider the relative merits of the site and to focus on the locational traits, rather than attempting to provide a detailed assessment of the schemes put forward by landowners and their agents.

1.44 How the housing numbers used within the DPD have arisen: Policy 5 of the Chichester Local Plan includes an indicative parish number for the delivery of housing in the Plan period. The parish number can be delivered through a neighbourhood plan or the DPD. Where planning applications have been granted permission for 6+ units these are taken off the parish housing number. Table 1.1 below provides a schedule of planning permissions and other identified sites of 6 or more net dwellings within the parishes identified in paragraph 1.11. These sites are grouped into three categories:

- Sites of 6 or more dwellings with an outstanding planning permission, or with a Planning Committee resolution to permit, or prior approval for change of use to residential;
- Sites allocated in the adopted Chichester Local Plan, or in neighbourhood plans that have been formally made or have completed the Submission (Regulation 16) stage; and
- Other identified deliverable sites within defined Settlement Boundaries with potential for 6 or more dwellings identified in the SHLAA 2014.

1 . Introduction

1.45 Table 1.1 also shows how parishes which are not producing a neighbourhood plan or are not at Pre-submission stage are contributing to the delivery of housing within the Local Plan area. Further information on overall parish delivery, including neighbourhood plans, is available in the [Council's 5 year Housing Land Supply](#).

Table 1.1 Local Plan Housing Provision by Parish - not undertaking a neighbourhood plan or at pre-submission stage (August 2015)

Parish	Local Plan Housing Figure	Planning permissions since 1 April 2012 counting towards parish numbers (number of dwellings indicated)	Total housing identified to date	Remaining housing to be identified in Site Allocations DPD	Comment
East Wittering & Bracklesham	180	Land north east of Beech Avenue (50) 148 Stocks Lane (Cobhams) (26) Land south of Clappers Lane (110)	186	0	
Boxgrove	25	Land east of Abbotts Close (22)	22	3	
Bosham	50			50	
Chichester city	235	The Regnum Club, South Street (9) Land north of 20 Otway Road (17)	324	201	

1 . Introduction

Parish	Local Plan Housing Figure	Planning permissions since 1 April 2012 counting towards parish numbers (number of dwellings indicated)	Total housing identified to date	Remaining housing to be identified in Site Allocations DPD	Comment
		<p>The Chequers, Oving Rd (8)</p> <p>Primrose Cottages, Summersdale Road (8)</p> <p>Boardwalk, Northgate (8)</p> <p>Garages off Sherlock Avenue, Chichester (6)</p> <p>Land adjacent Tesco Petrol Filling Station, Chichester (91)</p> <p>117 The Hornet (35)</p> <p>Bartholomews Specialist Distribution, Bognor Rd (57)</p> <p>Shopwyke Lakes (in Oving Parish - see paragraph 5.7) (85)</p>			

Parish	Local Plan Housing Figure	Planning permissions since 1 April 2012 counting towards parish numbers (number of dwellings indicated)	Total housing identified to date	Remaining housing to be identified in Site Allocations DPD	Comment
Hunston	25	Northmark, Foxbridge Drive (18)	18	7	
Lynchmere	10		0	10	
North Mundham	25	Land east of Palmer Place (15) Land south of Stoney Lodge (25)	40	0	No sites identified but there is a proposed change to the Settlement Boundary in the DPD
Plaistow	10		0	10	
West Wittering	50	Land north of Chaucer Drive (50)	50	0	No sites identified but there is a proposed change to the Settlement Boundary in the DPD

1 . Introduction

1.46 How the employment numbers used within the DPD have arisen: Employment provision is set out in Chichester Local Plan Policy 3 The Economy and Employment Provision. The amount of land the DPD needs to provide for is 4.2ha of industrial and warehousing space within or close to the city. Details of the calculations and methodology for site selection are outlined in the associated document Site Allocation DPD Methodology and Assessment. Large sites on the edge of the city which have the potential for mixed use development will be considered through the review of the Chichester Local Plan.

1.47 The DPD contains specific site policies to meet these requirements. An update of employment land provision will be provided annually in the Authority's Monitoring Report (AMR), which is available on the website.

Proposed Allocations

1.48 The following sections set out for each of the parishes the DPD is planning for, site specific proposals to meet the requirements of the Chichester Local Plan. For each site allocation there is a policy setting out the criteria that subsequent planning applications will need to address. The boundaries of allocated sites, which are all greenfield sites beyond existing Settlement Boundaries, will be integrated into a revised Settlement Boundary when the DPD is adopted and shown on the Policies Map.

1.49 This DPD has been prepared against a background of increasing pressure to provide sufficient housing to meet increasing needs. This has led to a number of planning applications across the Local Plan area. Some of these applications have been permitted where they have been regarded as being sustainable development that complies with the NPPF and development plan. In some settlements therefore a part of the parish housing requirement has already been met. It should therefore be noted that as a consequence some site allocations have already been granted planning permission. Such sites, being an important part of the housing and employment land supply, remain in the DPD as an allocation to ensure the site can come forward in the future if the current planning permission is not implemented.

Identified Proposals and Sites

2.1 The Chichester Local Plan establishes the approach to the broad scale and distribution of development within the Local Plan area and sets out the main role and function of different areas through the settlement hierarchy. The role of the DPD is to add detail to this strategy, through the setting of specific proposals, and ensuring that sufficient land is made available at the right time and in the right location.

2.2 The DPD contains a series of policies and site requirements allocating sites for development. Each policy entry has a reference number relating to the parish it is located in. If it is a general policy it is prefixed SA for Site Allocation.

2.3 All sites and designations will be shown on the Policies Map upon adoption.

Policy SA1

Identified Sites

Sites identified for development or redevelopment should be delivered in accordance with the requirements specified in the relevant schedule.

All identified proposals and sites, that come forward during the lifetime of the Site Allocation Development Plan Document, should comply with relevant policies set out in the Chichester Local Plan: Key Policies 2014-2029 and any other relevant policies and guidance.

3 . Bosham Parish

Bosham Parish

3.1 Policy 5 of the Chichester Local Plan provides an indicative housing number of 50.

3.2 Following the outcome of the Bosham Neighbourhood Plan Examination, the Parish Council has agreed to continue to progress its neighbourhood plan; however, it will not be allocating sites.

3.3 The proposed site to be allocated is identified below. The number of dwellings shown for the site is indicative and based on known site characteristics and density considerations.

3.4 The Settlement Boundary for Broadbridge has been redrawn to reflect the proposed allocation.

Policy BO1

Land at Highgrove Farm

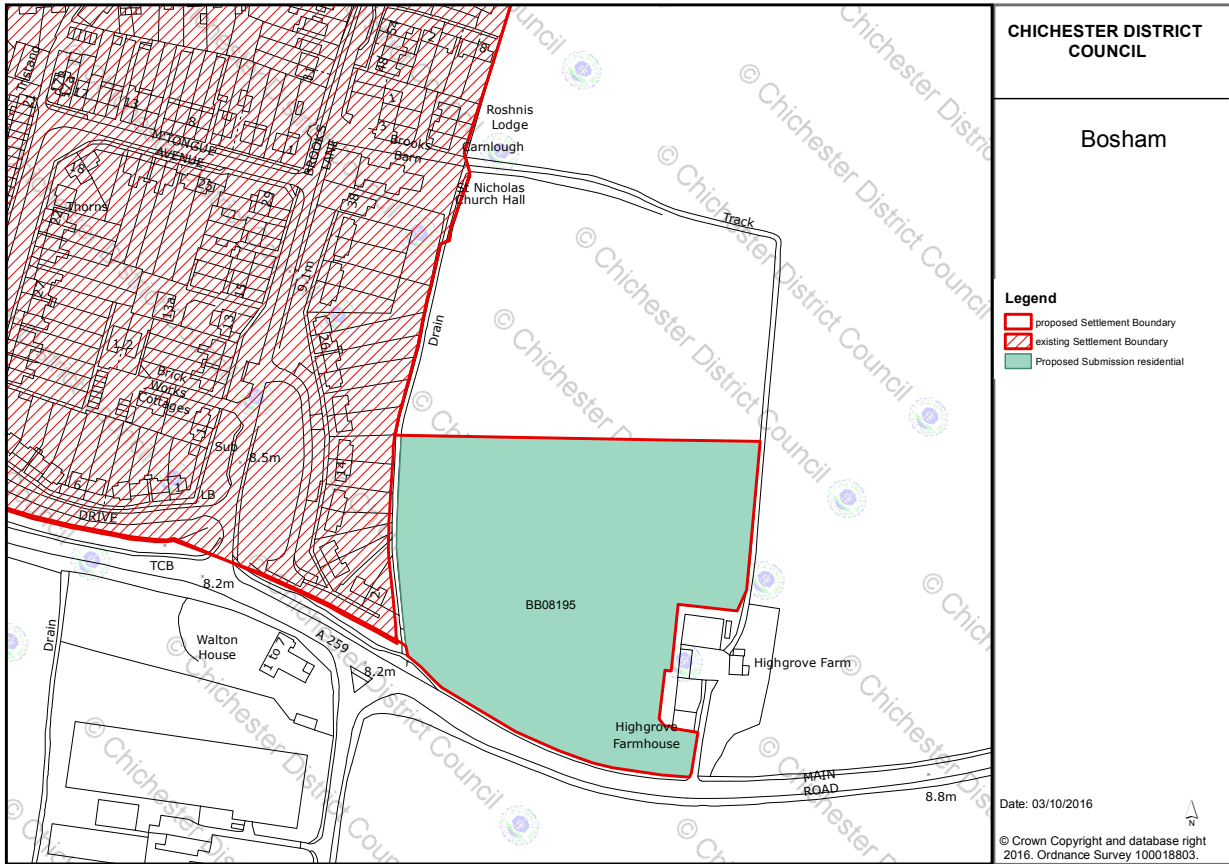
Land at Highgrove Farm, east of Broadbridge, Bosham is allocated for 50 dwellings on 2ha.

The site will be developed in accordance with the following site specific criteria.

Development shall:

- provide a scheme of high quality design given its prominent location in the landscape;
- provide appropriate landscaping and screening to minimise the impact of development on Broadbridge and the setting of the Chichester Harbour Area of Outstanding Natural Beauty and South Downs National Park including views to and from the wider and the surrounding area;
- provide a satisfactory means of access from the A259; and
- provide open space and/or green buffer landscaping to the north and east of the new development.

3 . Bosham Parish



4 . Boxgrove Parish

Boxgrove Parish

- 4.1** Policy 5 of the Chichester Local Plan identifies an indicative housing number of 25.
- 4.2** Boxgrove Parish Council is working on a neighbourhood plan, however, it has not reached the Pre-submission consultation stage.
- 4.3** An outline scheme under application BX/14/03827/OUT has been approved at appeal and proposed up to 22 dwellings on land off Priors Acre. The proposed site to be allocated is identified below. The number of dwellings shown for the site is indicative and based on known site characteristics and density considerations.
- 4.4** The Settlement Boundary has been redrawn to reflect the proposed allocation.

Policy BX1

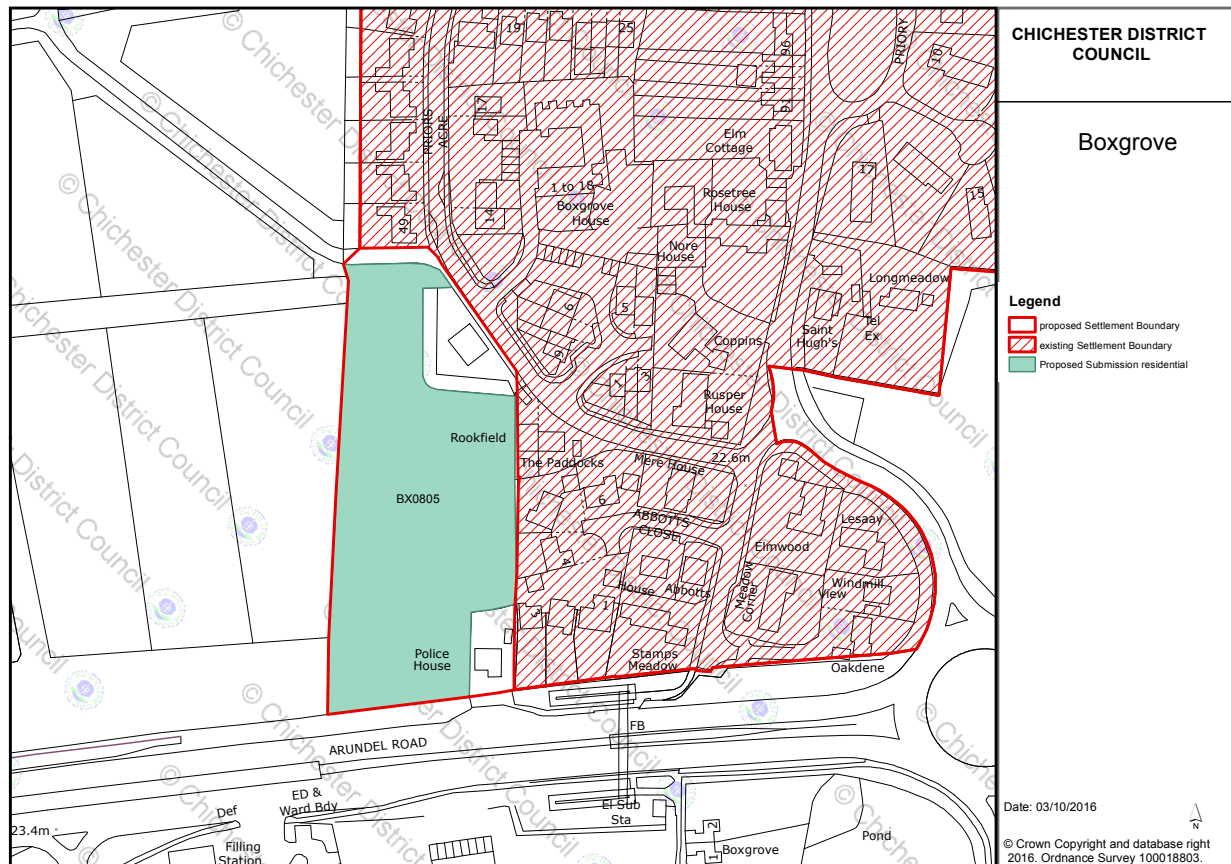
Land west of the Street

Land west of the Street is allocated for residential development for about 25 dwellings on 0.76ha.

The site will be developed in accordance with the following site specific criteria.

Development shall:

- provide a satisfactory means of access from Priors Acre;
- provide appropriate landscaping and screening to minimise the impact of development on the setting of Boxgrove and the surrounding area;
- be supported by a scheme of archaeological investigation and recording;
- provide appropriate noise mitigation measures from the A27; and
- provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.



5 . Chichester City

Chichester city

5.1 Strategy for development in and around Chichester city: Although sites have been put forward within and on the edge of the city, the strategy for the DPD is to aim to deliver as much of the residential and employment sites on brownfield sites in and around Chichester city, this is in accordance with policies 2, 3, 5 and 11 of the Chichester Local Plan as well as the capacity of the Apuldram Wastewater Treatment Works outlined below.

5.2 Apuldram Wastewater Treatment Works (WwTW): The Council adopted the Surface Water and Foul Drainage Supplementary Planning Document (SPD) in September 2016. This document sets out the issues with regard to development seeking to connect to the Apuldram WwTW.

5.3 The following proposals for development in the Chichester Local Plan have been allocated headroom capacity at the Apuldram WwTW:

- Policy 5 Parish Housing Sites 2012-2029
 - Development at Fishbourne Parish (50)
 - Chichester city allocation (235)
- There is also an expectation of additional windfall in Chichester city.

5.4 Paragraph 4.5 of the SPD states that "... allowing development on greenfield sites to connect to Apuldram (Chichester) would erode the remaining headroom and prevent development from occurring on brownfield sites within existing settlements. Therefore it is considered appropriate to refuse planning permission on greenfield sites, if intended to utilise the treatment facilities at Apuldram (Chichester), in favour of retaining the existing headroom for brownfield development."

5.5 The Council has taken care to balance the development at Chichester city with the available headroom capacity at Apuldram WwTW. If the Council was to allocate greenfield sites, then it is likely to be in the unfortunate position of having to refuse planning applications coming forward on brownfield sites within the city. Therefore the DPD has focused on identifying brownfield sites within Chichester city as outlined above.

5.6 Sites to be delivered: Chichester city has an indicative housing number of 235. Due to planning permissions granted up until October 2016, there is not an outstanding balance (see Table 1.1). The footnote to Chichester Local Plan Policy 5 allows suitable sites to be included in this DPD which are "adjoining Chichester city Settlement Boundary in neighbouring parishes (including sites separated from the Settlement Boundary by the A27)".

5.7 An allocation of 85 dwellings is proposed for the Shopwyke Strategic Development Location. This is additional to the 500 dwellings that have been allocated within the Chichester Local Plan Policy 16. Following the agreement of reserved matters on the original planning application, a more detailed layout has enabled the density to be increased, allowing an additional 85 dwellings. This is in line with planning application (15/03720/OUT) which received permission in April 2016. There is no loss of other planned uses i.e. employment. Whilst

Shopwyke Lakes is within the parish of Oving, it is expected that the site will be developed as a sustainable urban extension to the city and that appropriate linkages and infrastructure requirements will need to be addressed to meet the needs of the development.

5.8 Other sites which are within Oving Parish which act as an extension to Chichester city are the Fuel Depot Site (CC8) and Springfield Park (CC9).

5.9 There is a need for student accommodation in the city. As the provision for student accommodation frees homes from student use to use by families, the calculation of 4 student rooms/units equating to 1 dwelling is used until more specific details are known through the submission of a planning application.

5.10 Tables 5.1 and 5.2 below outline the proposed residential and employment allocations for the city.

Table 5.1 Chichester Residential Allocations

Location / Address	Provision (dwellings)
Adjacent Tesco Petrol Station (student accommodation)	Minimum 130 student bedrooms which is equivalent to 91 dwellings. This is in line with planning application (15/04163/FUL). The scheme includes a number of cluster and individual student bedrooms which give an equivalent of 91 dwellings.
Bartholomews	62
117 The Hornet	35
Shopwyke SDL	85
Total	273

5 . Chichester City

5.11 The Chichester Local Plan requires about 7.7ha of employment space within or close to the city. The preference is to use brownfield sites first. Details of the calculation are included in the Site Allocation DPD Methodology and Assessment Document. Large sites on the edge of the city which have the potential for mixed use development will be considered through the review of the Chichester Local Plan.

Table 5.2 Chichester Employment Allocations

Location / Address	Provision (ha)
High School, Kingsham Road	1.07
Plot 12 Terminus Road (Chichester Enterprise Zone)	This excludes part of the site which has existing employment uses - 0.42 (net increase)
Fuel Depot Site, Bognor Road	3.8 (excluding site identified for waste uses in the Waste Local Plan 2014)
Springfield Park (adjacent to Fuel Depot)	2.2
Total	7.1 ha

Policy CC1

Adjacent Tesco Petrol Station, Fishbourne Road

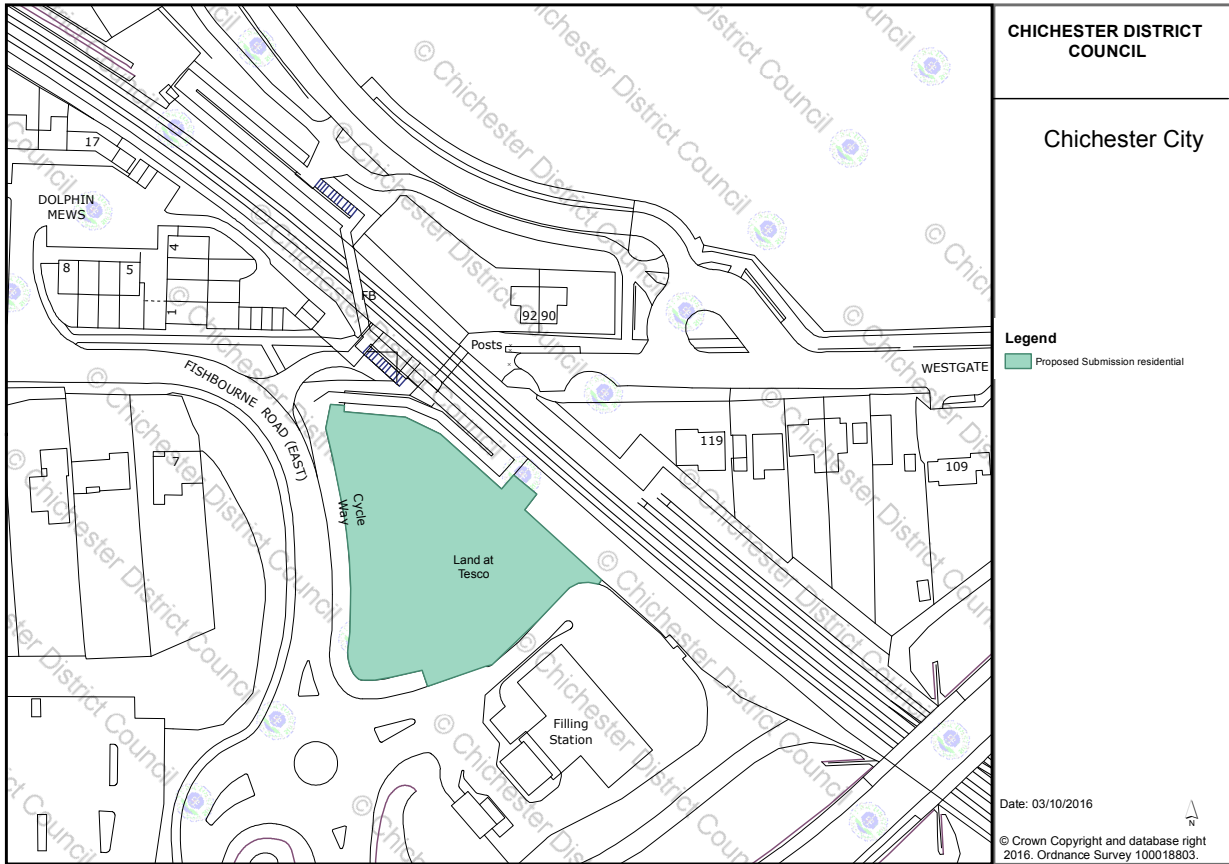
Land adjacent to Tesco Petrol Station, Fishbourne Road is allocated for student accommodation to provide at least 130 student bedrooms which is equivalent to 91 dwellings on 0.3 ha.

The site will be developed in accordance with the following site specific criteria.

Development shall:

- provide a scheme of high quality design given its prominent location;
- provide a satisfactory means of access;
- provide appropriate landscaping and screening to minimise the impact of development on the setting of the city and the surrounding area;
- provide appropriate noise mitigation measures to reduce the impact of rail noise;
- ensure the height of the building takes account of its location and protects views of the cathedral;
- investigate the extent and type of any contamination on the site to identify any necessary mitigation measures required;
- investigate the extent of any minerals with West Sussex County Council, as Mineral Planning Authority, prior to the commencement of development;
- provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider; and
- provide for future access to the existing surface water and sewerage infrastructure for maintenance and upsizing purposes.

5 . Chichester City



Policy CC2

Bartholomews, Bognor Road

A site of 1.6 ha of land at Bartholomews, Bognor Road is allocated for a mixed use form of development to include:

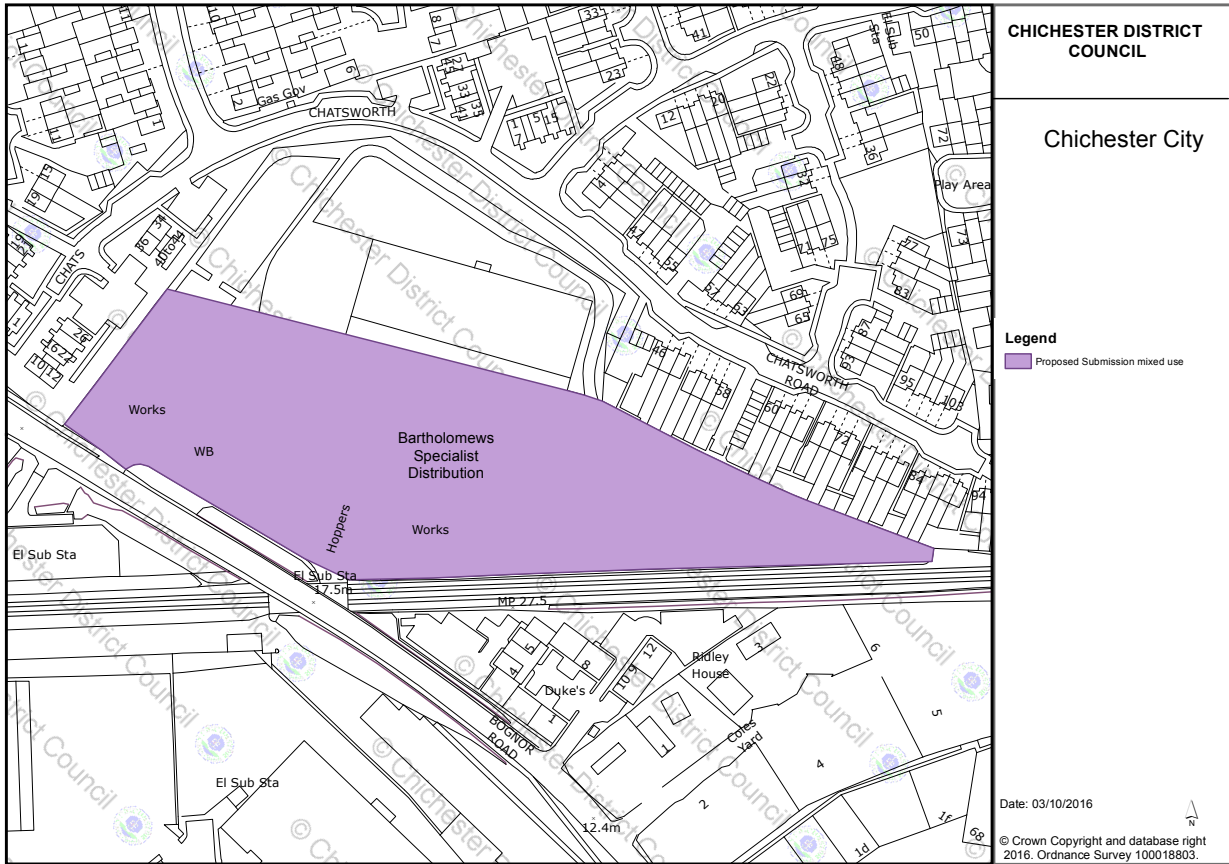
- about 57 dwellings; and
- the retention of the Bartholomews Head Office on the site.

The site will be developed in accordance with the following site specific criteria.

Development shall:

- ensure the scale of the new development respects the character and setting of nearby development;
- retain the Bartholomews Head Office on the site for employment;
- provide a satisfactory means of access for office development on to Bognor Road, with the residential access via the Arundel Park Estate on to Florence Road;
- provide appropriate landscaping and screening to minimise the impact of development on the setting of the city and the surrounding area;
- provide appropriate noise mitigation measures to reduce the impact of noise from the A27 and adjacent railway;
- investigate the extent and type of any contamination on the site to identify any necessary mitigation measures required;
- investigate the extent of any minerals with West Sussex County Council, as Mineral Planning Authority, prior to the commencement of development; and
- provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.

5 . Chichester City



Policy CC3

117 The Hornet

Land at 117 The Hornet is allocated for residential development for about 35 dwellings on 0.3 ha.

The site will be developed in accordance with the following site specific criteria.

Development shall:

- ensure the scale of the new development must respect the character and setting of nearby development;
- provide a satisfactory means of access;
- provide appropriate landscaping to minimise the impact of development on the setting of the city and the surrounding area;
- investigate the extent and type of any contamination on the site to identify any necessary mitigation measures required;
- investigate the extent of any minerals in consultation with West Sussex County Council, as the Minerals Planning Authority, prior to the commencement of development; and
- provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.

5 . Chichester City



Policy CC4

Shopwyke Strategic Development Location, Oving

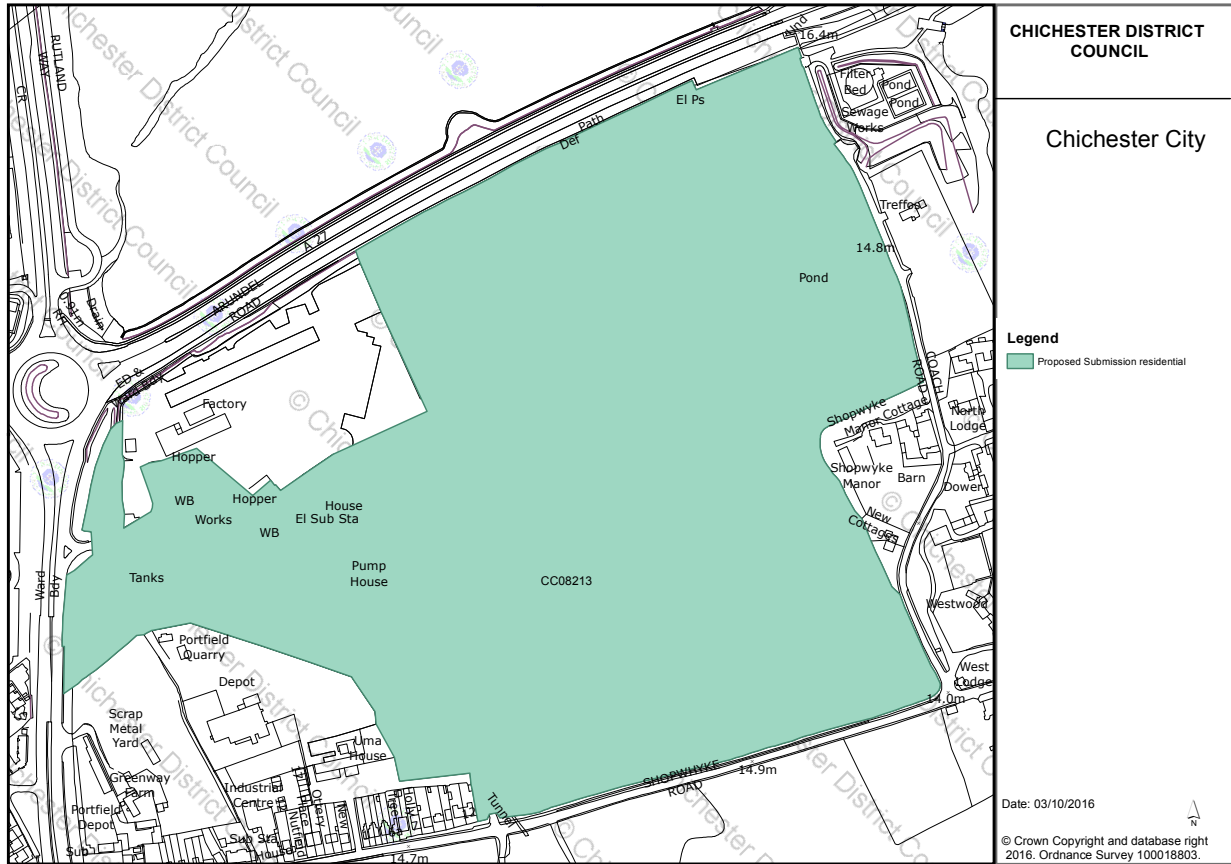
In conjunction with Policy 16 Shopwyke Strategic Development Location of the Chichester Local Plan: Key Policies 2014-2029 the site at Shopwyke Lakes is allocated for 585 homes.

The site will be developed in accordance with the following site specific criteria.

Development shall:

- ensure the additional dwellings are developed in accordance with the principles established within the existing masterplan and design code for the Shopwyke Strategic Development Location. These include:
 - a scheme which is of high quality design given its prominent location;
 - provision of satisfactory means of access;
 - provision of appropriate landscaping and screening to minimise the impact of development on the setting of the city and the surrounding area;
 - that the scheme makes appropriate provision for open space and green space;
 - that the height of the buildings should take account of its location and protect views of the cathedral; and
 - investigation of the extent and type of any contamination on the site to identify any necessary mitigation measures required.

5 . Chichester City



Policy CC6

High School, Kingsham Road

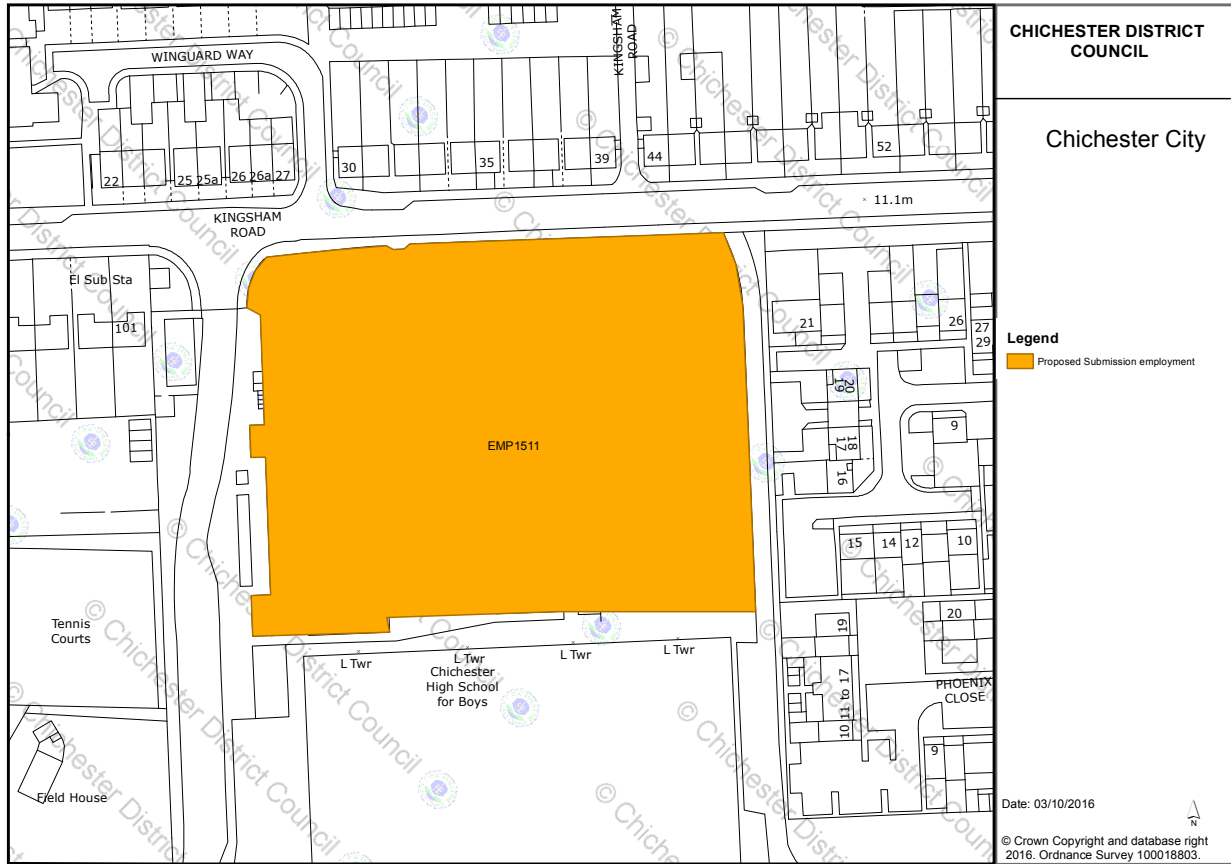
Land at High School, Kingsham Road is allocated for B1 employment on 1.07 ha.

The site will be developed in accordance with the following site specific criteria.

Development shall:

- be subject to confirmation that the land is surplus to requirements for educational purposes;
- be a high quality scheme given its prominent location in the street scene;
- investigate opportunities to retain the existing building frontage;
- provide a satisfactory means of access;
- provide parking requirements within the site;
- be supported by a Travel Plan and a Vehicle Tracking and Road Safety Audit;
- provide appropriate landscaping and screening to minimise the impact of development on the setting of the city and the surrounding area;
- investigate the extent and type of any contamination on the site and verification that where required any contamination can be dealt with by remediation; and
- investigate the extent of any minerals in consultation with West Sussex County Council, as the Minerals Planning Authority, prior to the commencement of development.

5 . Chichester City



Policy CC7

Plot 12 Terminus Road (Chichester Enterprise Hub)

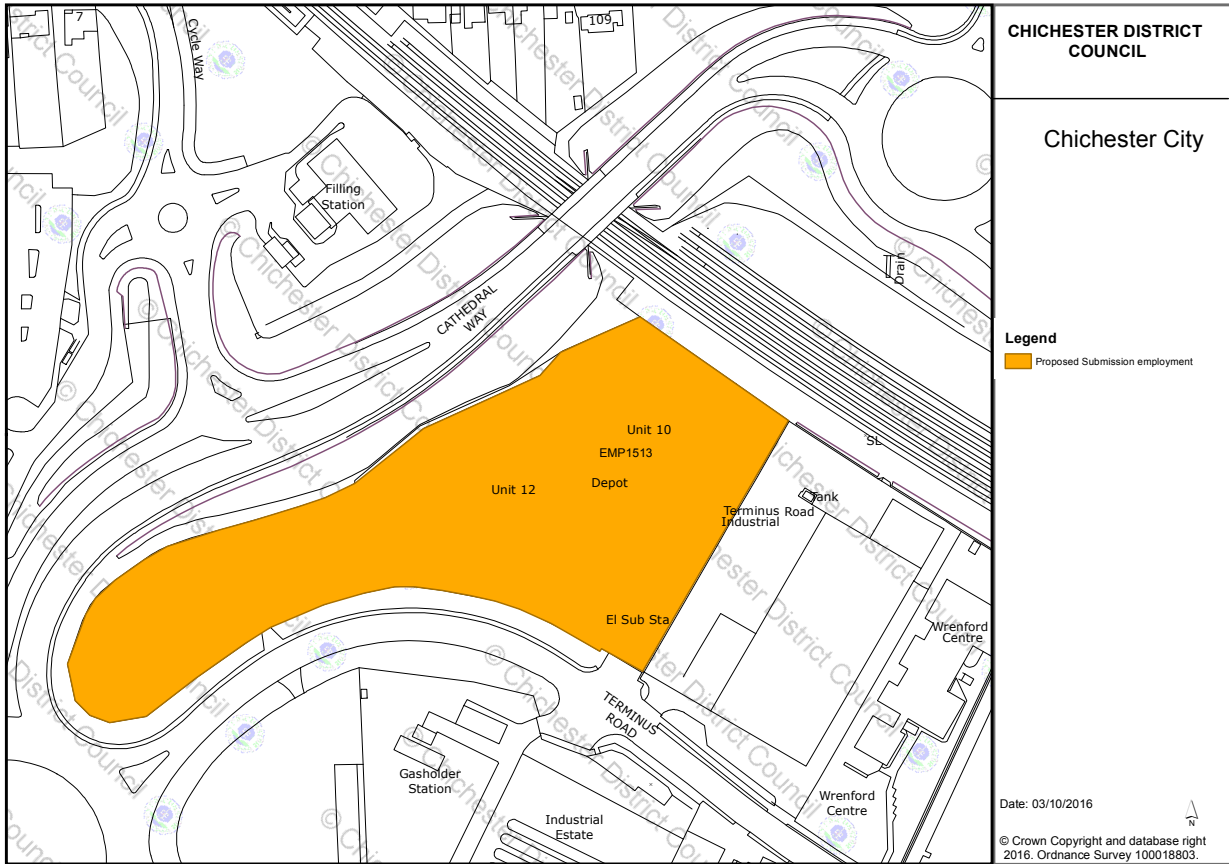
Land at Plot 12 Terminus Road is allocated for B1, B2 and B8 employment on 2.4 ha.

The site will be developed in accordance with the following site specific criteria.

Development shall:

- be a high quality scheme given its prominent location as a Gateway to the city;
- ensure any significant negative traffic impact is mitigated on the local and strategic road network;
- provide a satisfactory means of access;
- provide parking requirements within the site;
- be supported by a Travel Plan and Transport Assessment, and include a cumulative impact assessment on local roads;
- provide appropriate landscaping and screening to minimise the impact of development on the setting of the city and the surrounding area;
- investigate the extent and type of any contamination on the site and verification that where required any contamination can be dealt with by remediation; and
- investigate the extent of any minerals in consultation with West Sussex County Council, as the Minerals Planning Authority, prior to the commencement of development.

5 . Chichester City



Policy CC8

Fuel Depot Site, Bognor Road (adjacent to Springfield Park),Oving

Land at Fuel Depot Site, Bognor Road, Oving is allocated for B1, B2 and B8 employment on 3.8 ha within an overall site area of 4.8 ha allowing part of the overall site area (1 ha) to be developed in line with the waste uses identified in the West Sussex Waste Local Plan (2014).

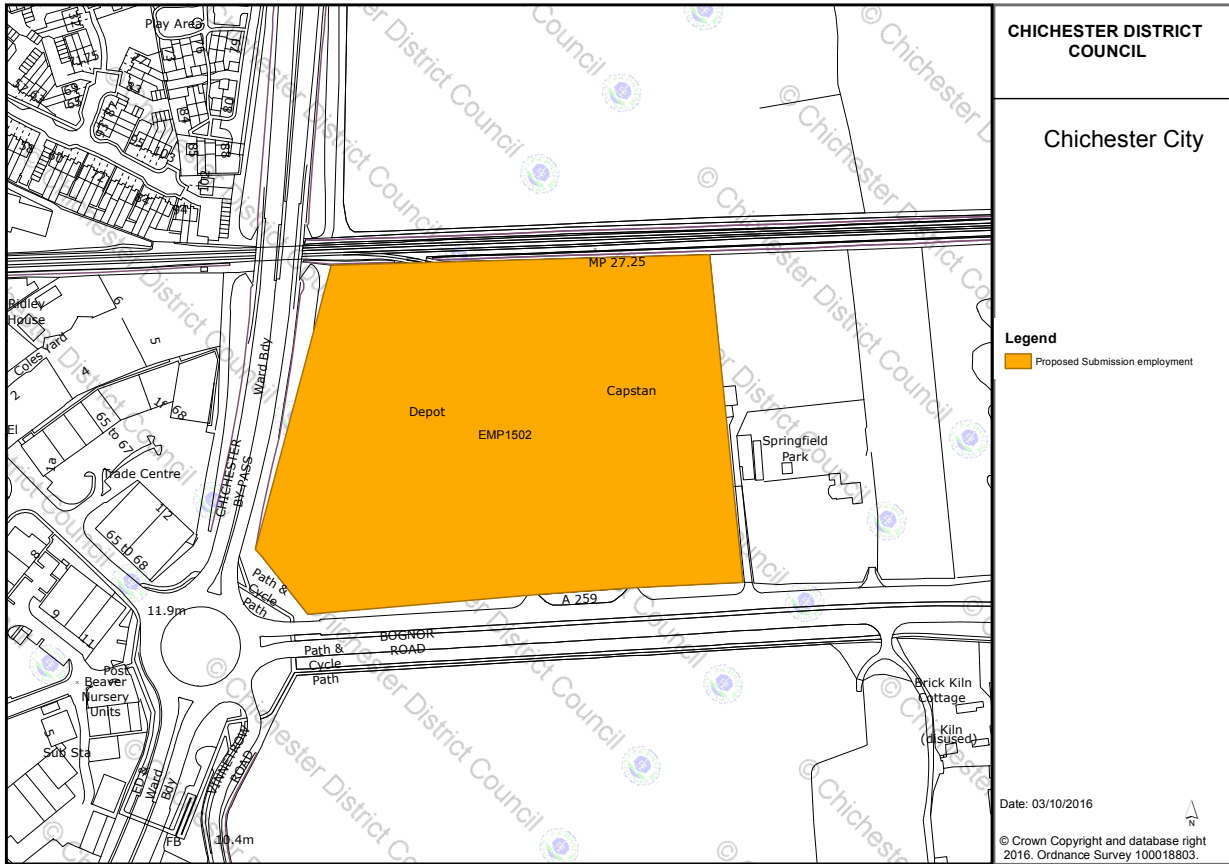
The site will be developed in accordance with the following site specific criteria.

Development shall:

- ensure any significant negative traffic impact is mitigated on the local and strategic road network;
- provide a satisfactory means of access onto the A259;
- provide parking requirements within the site;
- provide appropriate landscaping and screening to minimise the impact of development on the setting of the city and the surrounding area;
- ensure that the design of the site takes account of part of the site (1ha), which is identified for waste uses in the West Sussex Waste Local Plan; and
- investigate the extent and type of any contamination on the site and verification that where required any contamination can be dealt with by remediation.

Proposals including enabling non-business uses classes will only be permitted where it has been clearly demonstrated with substantiated evidence, which may include a sequential test, impact assessment and viability assessment, that proposals for only business uses (B1, B2, and B8) are not economically viable.

5 . Chichester City



Policy CC9

Springfield Park (adjacent to Fuel Depot), Oving

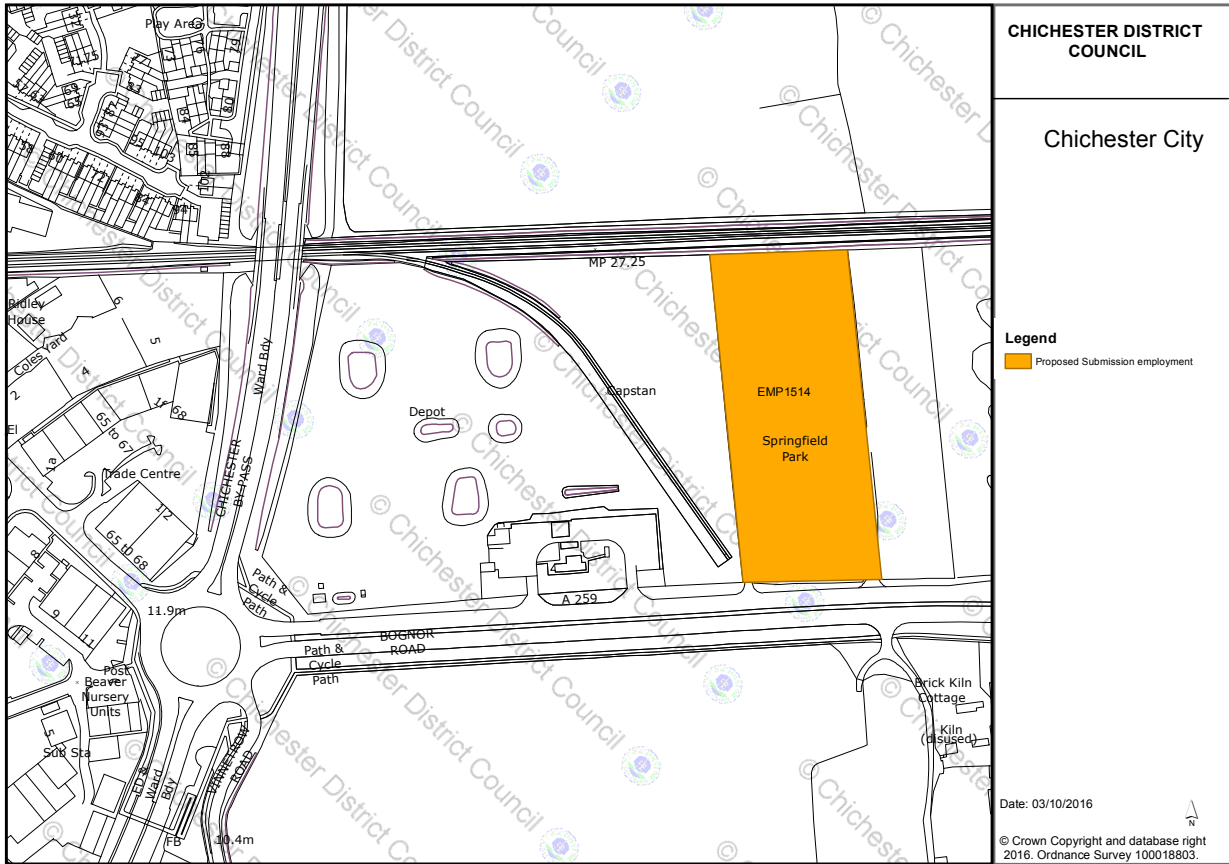
Land at Springfield Park, Bognor Road, is allocated for B1, B2 and B8 employment on 2.2 ha.

The site will be developed in accordance with the following site specific criteria.

Development shall:

- investigate developing this site either individually or in conjunction with the adjacent Fuel Depot site to deliver a more comprehensive site;
- ensure any significant negative traffic impact is mitigated on the local and strategic road network;
- provide a satisfactory means of access;
- provide parking requirements within the site;
- be supported by a Road Safety Audit;
- provide appropriate landscaping and screening to minimise the impact of development on the setting of the city and the surrounding area;
- investigate the extent and type of any contamination on the site and verification that where required any contamination can be dealt with by remediation; and
- investigate the extent of any minerals in consultation with West Sussex County Council, as the Minerals Planning Authority, prior to the commencement of development.

5 . Chichester City



6 . East Wittering and Bracklesham Parish

East Wittering and Bracklesham Parish

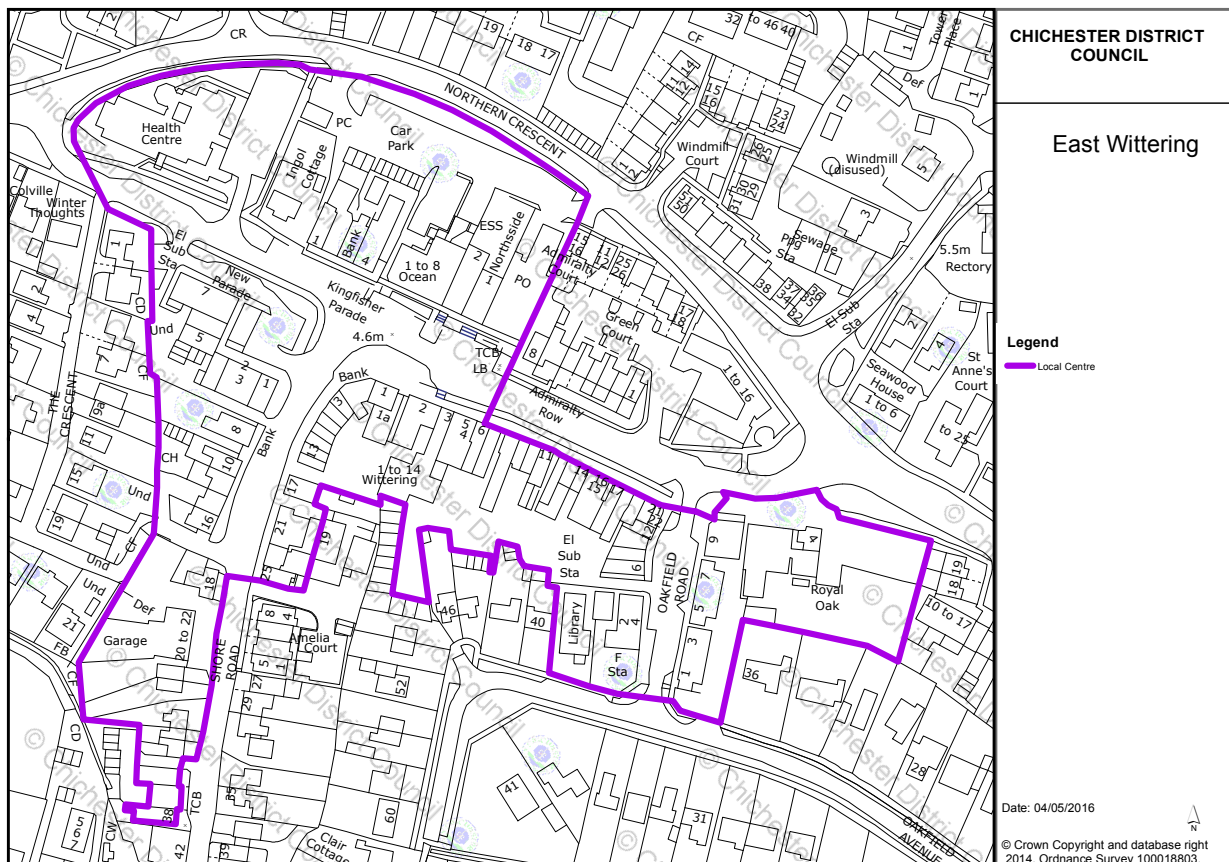
6.1 Policy 24 of the Chichester Local Plan identifies an indicative strategic housing number of 180.

6.2 East Wittering and Bracklesham Parish Council is not working on a neighbourhood plan at the present time.

6.3 The Parish Number for East Wittering and Bracklesham is 180 which has been achieved (Table 1.1).

Local centre: Town, district and local centres lie at the heart of local communities and it is therefore important to promote and protect their vitality and viability. In this context the retention of East Wittering's good mix of smaller retailers will be key. Paragraphs 16.18 - 16.22 of the Chichester Local Plan explain that a local centre for East Wittering will be defined either through a neighbourhood plan or the Site Allocation DPD. Policy 29 Settlement Hubs and Village Centres of the Chichester Local Plan sets out the policy framework.

6.4 A local centre for East Wittering has been identified below and upon adoption of the DPD will be shown on the Policies Map.



7 . Hunston Parish

Hunston Parish

- 7.1** Policy 5 of the Chichester Local Plan identifies an indicative housing provision number of 25.
- 7.2** Hunston Parish Council is not working on a neighbourhood plan at the present time.
- 7.3** Planning permission under application HN/12/02692/FUL has been approved and proposed 18 dwellings off Foxbridge Drive. The proposed site identified below is for the outstanding number of 7 dwellings. Based on known site characteristics there is a need to leave a green buffer between the houses and nearby cow barn.
- 7.4** The Settlement Boundary has been redrawn to include an existing development and reflect the proposed allocation.

Policy HN1

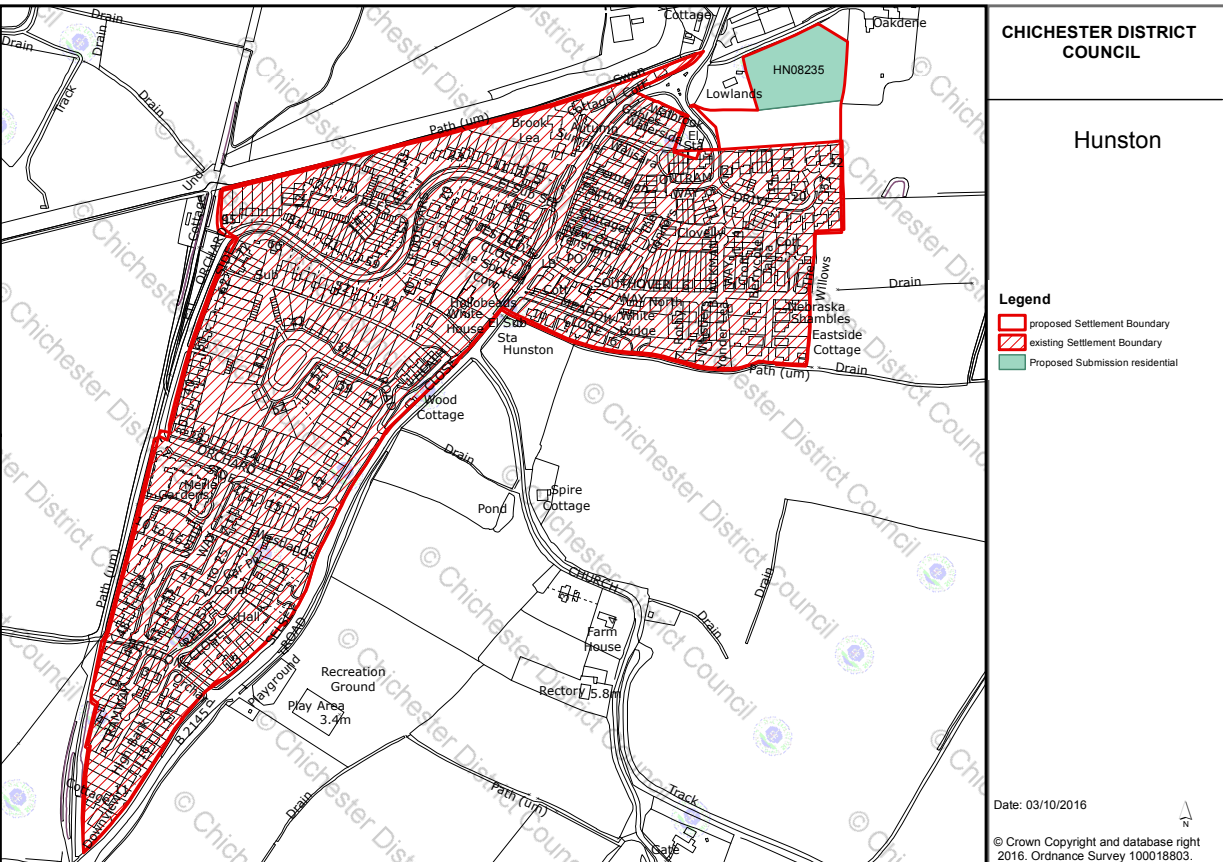
Land south of Reedbridge Farm

Land south of Reedbridge Farm is allocated for residential development for 7 dwellings on 0.5ha.

The site will be developed in accordance with the following site specific criteria.

Development shall:

- provide a satisfactory means of access either through the development to the south or from the access track to the north of the site;
- be adjacent to the development to the south and provide open space or green buffer landscaping to the north between the development and Reedbridge Farm;
- ensure that any parking spaces lost from the adjacent development to the south, if required to provide a satisfactory means of access, be replaced within the site;
- safeguard trees protected by a Tree Preservation Order on the site; and
- provide appropriate landscaping and screening to minimise the impact of development on the setting of Hunston and the surrounding area.



8 . Lynchmere Parish

Lynchmere Parish

- 8.1** Policy 5 of the Chichester Local Plan identifies an indicative housing number of 10 for Lynchmere Parish.
- 8.2** Lynchmere Parish Council is not working on a neighbourhood plan at the present time.
- 8.3** It was initially concluded that there were no suitable sites with the potential to deliver the indicative housing number identified for the parish of Lynchmere. However, during the consultation stages further information was submitted regarding a site which was previously assessed and discounted using the Site Assessment Methodology. The suitability and deliverability of the site was reconsidered and it is proposed to identify the site for allocation.
- 8.4** The number of dwellings shown for the site is indicative and based on known site characteristics such as flooding and protected trees. The access via Sturt Avenue is located within Waverley Borough Council. It is likely that planning permission will need to be sought from Chichester District and Waverley Borough Councils.
- 8.5** The existing Settlement Boundary currently extends beyond the Chichester District boundary. The Settlement Boundary has therefore been redrawn to follow the Chichester District boundary and reflect the proposed allocation.

Policy LY1

Land to the rear of Sturt Avenue

Land to the rear of Sturt Avenue, Camelsdale is allocated for residential development for 10 dwellings on 0.66ha.

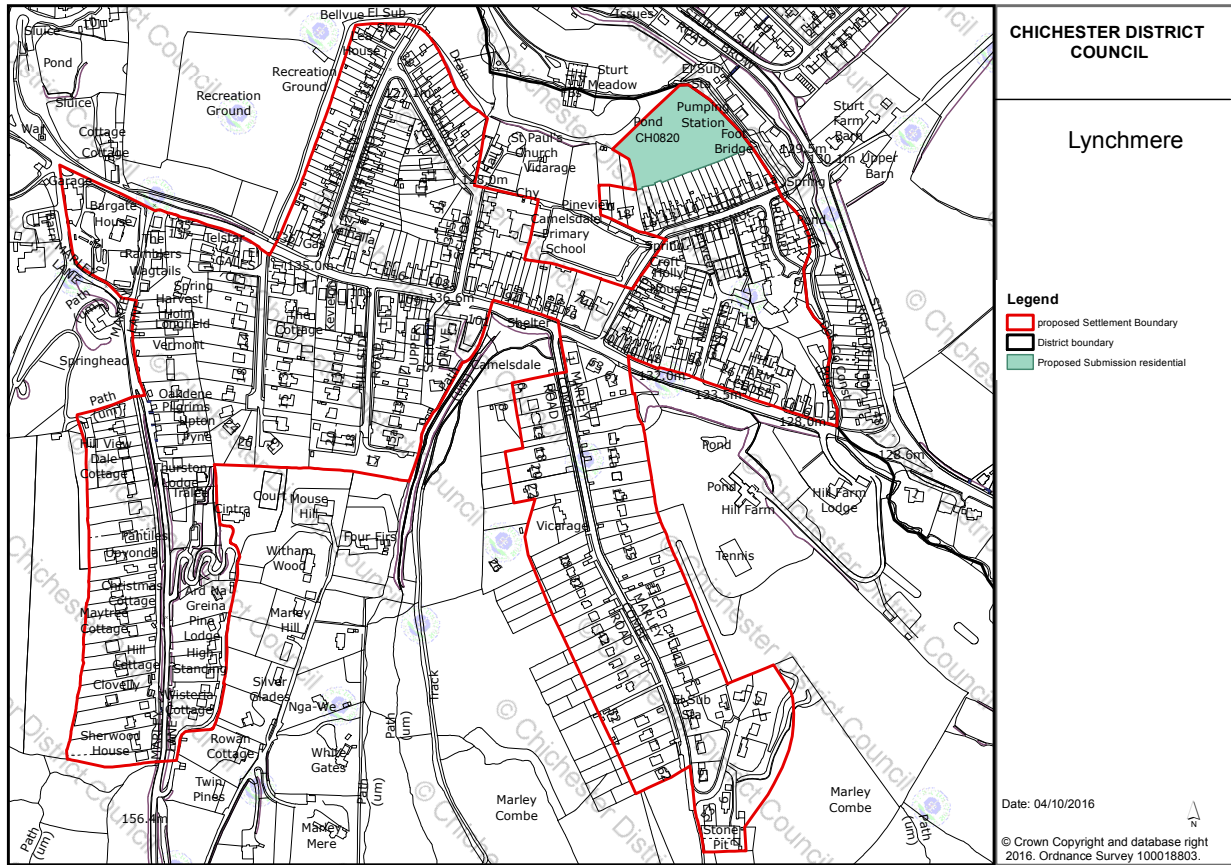
The site will be developed in accordance with the following site specific criteria.

Development shall:

- provide a satisfactory means of vehicular and pedestrian access to the site via Sturt Avenue;
- be supported by a Biodiversity Enhancement and Mitigation Scheme and include measures to protect key species and habitats on site and measures to improve habitat connectivity between the adjacent Hammer Moor Site of Nature Conservation Importance;
- provide a design and layout of high quality which respects the characteristics of the site and is supported by a tree survey that includes measures to safeguard and minimise the impact of development on protected trees; and
- provide a methodology for foundation design of the buildings and structures, including depths, materials and density of piling, if required.

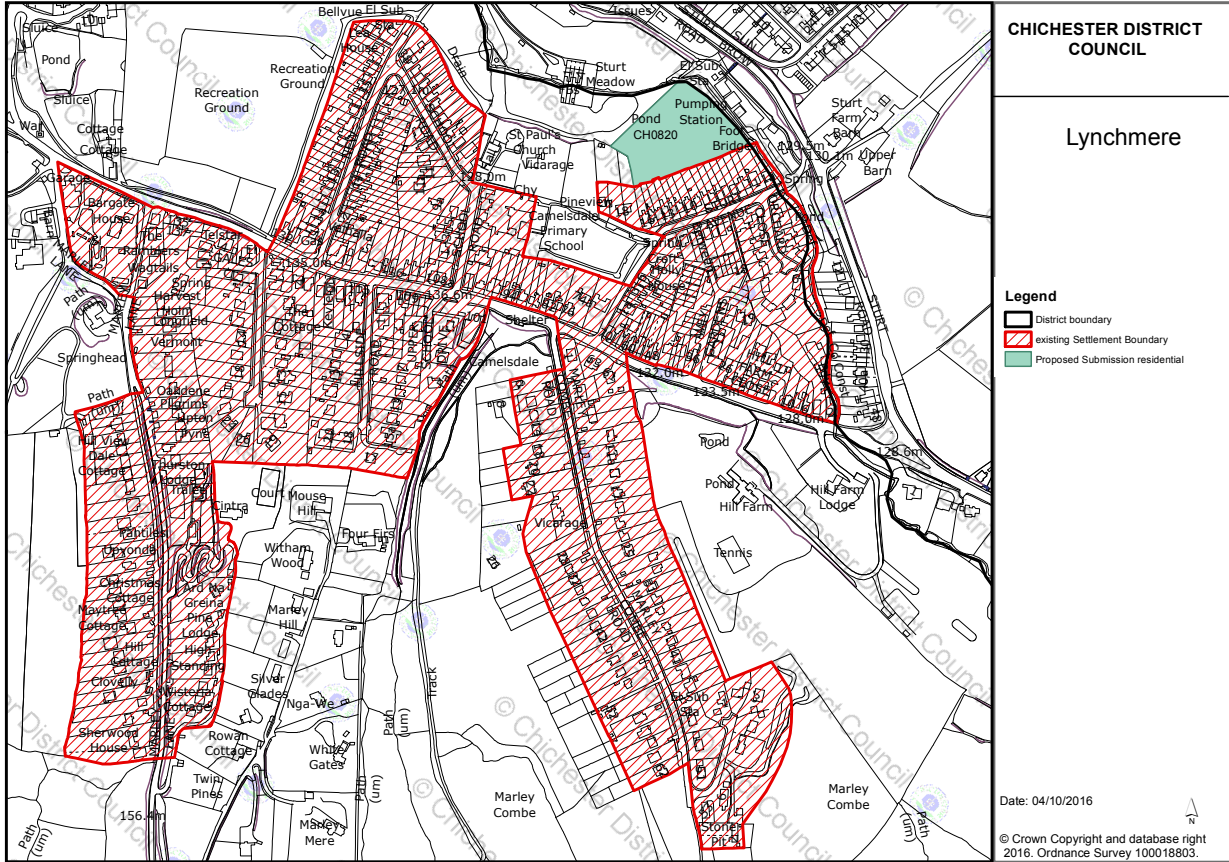
8 . Lynchmere Parish

Map showing proposed Settlement Boundary amendment in line with Chichester District Boundary



8 . Lynchmere Parish

Map showing existing Settlement Boundary (extending beyond the Chichester District Boundary)

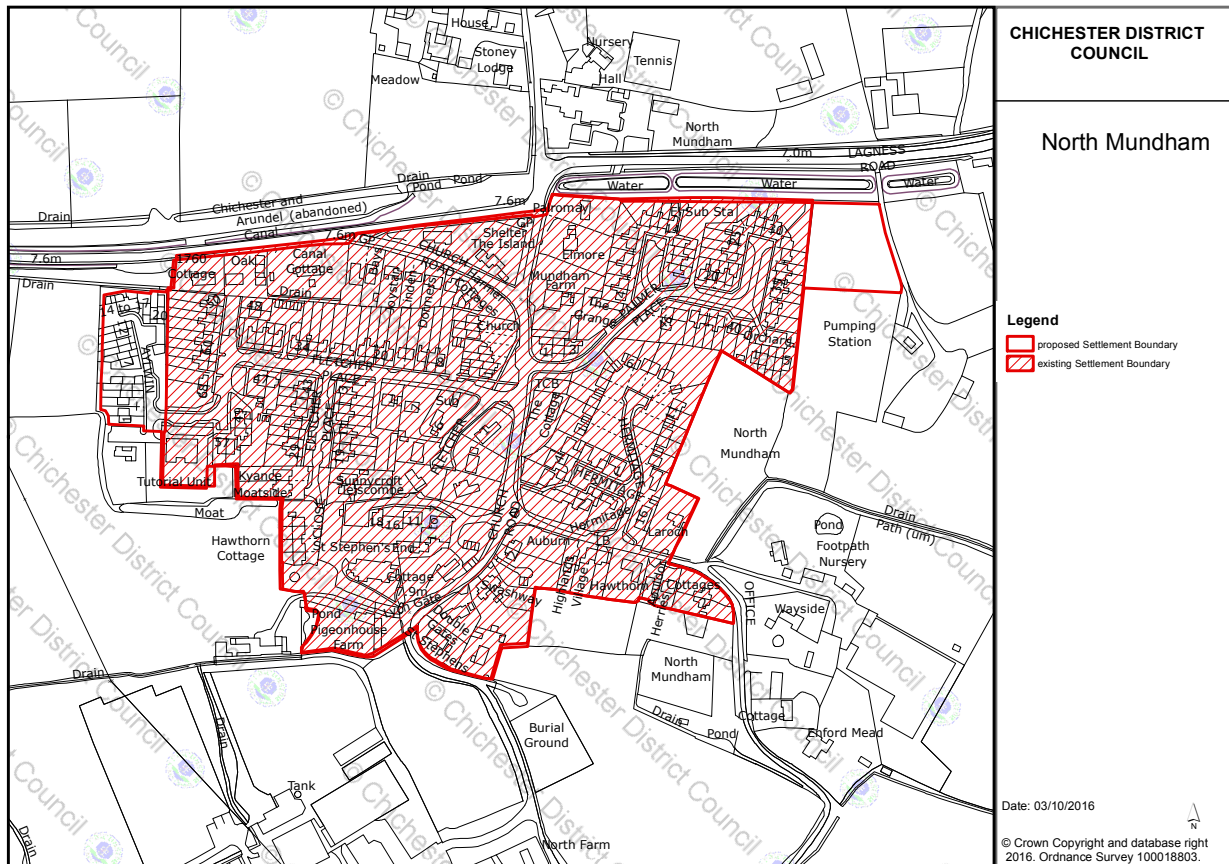


North Mundham Parish

9.1 Policy 5 of the Chichester Local Plan identifies an indicative housing provision number of 25.

9.2 North Mundham Parish Council is not working on a neighbourhood plan at the present time. However, the indicative housing provision number for North Mundham Parish has been met (Table 1.1).

9.3 The Settlement Boundary has been redrawn to reflect the recently built developments at North Mundham.



10 . Plaistow and Ifold Parish

Plaistow and Ifold Parish

- 10.1** Policy 5 of the Chichester Local Plan provides an indicative housing number of 10.
- 10.2** Plaistow and Ifold Parish Council is working on a neighbourhood plan, however, it has not reached the Pre-Submission consultation stage.
- 10.3** The number of dwellings shown for the site is indicative and based on known characteristics and density considerations.
- 10.4** Where a site is not contiguous with the existing settlement boundary the Settlement Boundary Methodology as outlined in the Site Allocation DPD Methodology and Assessment Document does not require the Settlement Boundary to be amended.

Policy PL1

Land north of Little Springfield Farm

Land north of Little Springfield Farm is allocated for residential development for about 10 dwellings on 0.4ha.

The site will be developed in accordance with the following site specific criteria.

Development shall:

- provide a satisfactory means of access; and
- provide appropriate landscaping and screening along the access to Little Springfield Farm to minimise the impact of development on the landscape and the surrounding area.



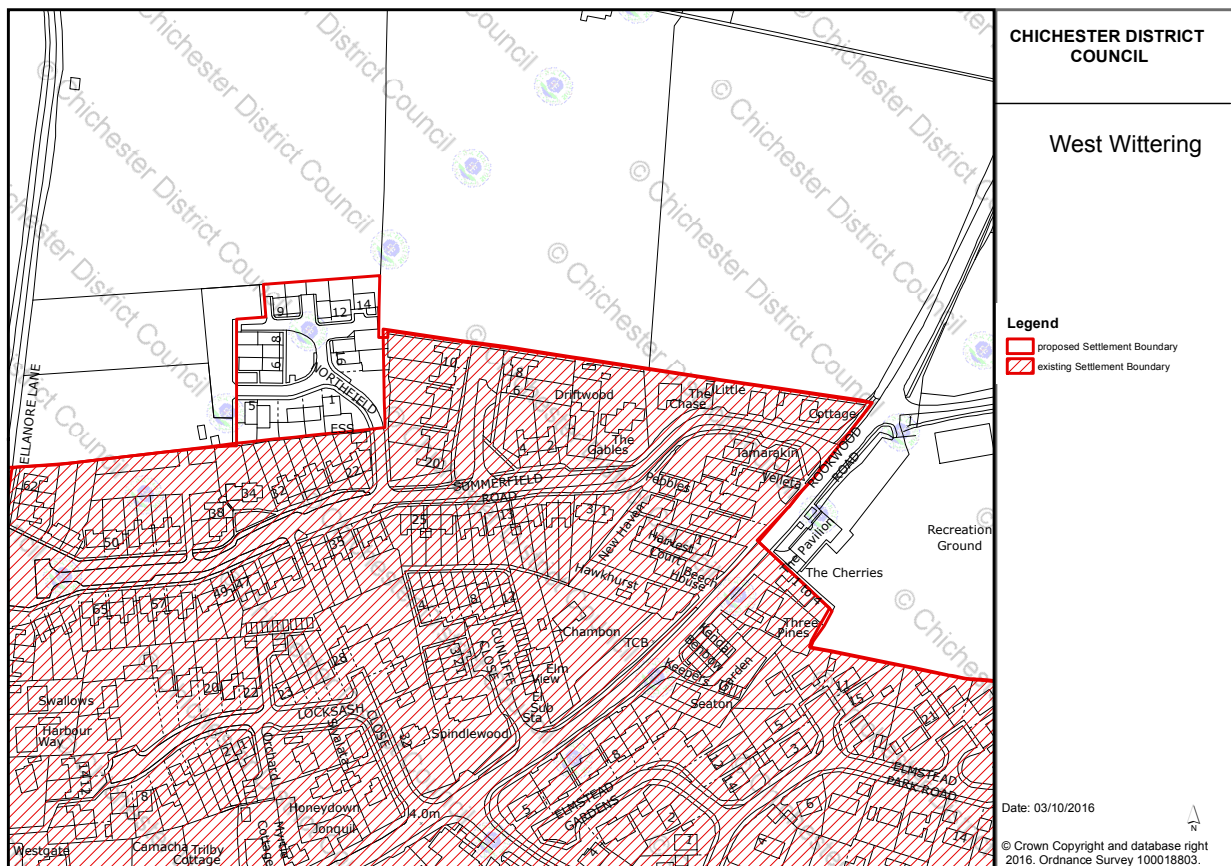
11 . West Wittering Parish

West Wittering Parish

11.1 Policy 5 of the Chichester Local Plan identifies an indicative housing number of 50.

11.2 West Wittering Parish Council is not working on a neighbourhood plan at the present time. However, the indicative housing provision number for West Wittering Parish has been met (Table 1.1).

11.3 The Settlement Boundary has been redrawn to reflect the recently built development at West Wittering.



12 . Appendix 1 Residential sites

Table 12.1 Long list of candidate residential sites

Parish	SHLAA id	Site address
Appledram	CC08209B	Land north of Stockbridge (part of South West Chichester)
Appledram and Donnington	CC08209	South West Chichester
Bosham	BB08194	Land south of Walton House
Bosham	BB08195	Highgrove Farm
Bosham	BB08196	The French Gardens
Bosham	BB08197	Swan Field
Bosham	BB08198	Bullock Barn
Bosham	BB08199	Former Cricket Ground
Bosham	BB08200	Land south of the Old Bridge
Bosham	BB08204	Railway Arch
Bosham	BB1407	Land at Ham Farm (east)
Bosham	BB1408	Land at Ham Farm (west)
Bosham	BO08185	Land at Dolphin House, Delling Lane
Bosham	BO08186	Southfield, Delling Lane
Bosham	BO08188	Land east of Taylor's Field
Bosham	BO08189	Land at Crede Farm
Bosham	BO08190	Burnes Shipyard
Bosham	BO08193	Land adjacent Southwater
Bosham	BO08402	Land at Green Acre
Bosham	BO1405A	Land at Walton Farm
Bosham	BO1405B	Land at Walton Farm
Bosham	BO1406	Land west of Delling Lane
Boxgrove	BX0801	Boxgrove Primary School
Boxgrove	HK1411	Land at The Folly Tinwood Lane, Halnaker
Boxgrove	BX0806	Land east of The Street

12 . Appendix 1 Residential sites

Parish	SHLAA id	Site address
Boxgrove	BX0804	Land west of Priors Acre
Boxgrove	BX0802	Land north of Boxgrove Primary School
Boxgrove	BX0803	Land south of Crouch Cross Lane
Boxgrove	BX0805	Land west of the Street
Boxgrove	BX1409	Land north of Boxgrove Priory
Boxgrove	BX1410	Land east of Boxgrove Priory
Chichester		Land at Fairyhill and Fairyhill Cottage
Chichester	CC08397	Roussillon Barracks/ North of Ottway Road
Chichester	CC08212	West of Chichester
Chichester	CC08407	Graylingwell
Chichester	CC08397	Roussillon Barracks
Chichester	CC08407	Land south of Graylingwell Drive
Chichester	CC08215	Land east of Peacock Close
Chichester	CC1412	Warrendell, off Plainwood Close
Chichester	CC1418	5 - 6 Southgate
Chichester	CC1419	Sussex House, 12 Crane Street
Chichester	CC1415	Bartholomews Ltd, Bognor Road
Chichester	CC1413	Portfield Football Ground
Chichester	CC1414	The Woolstaplers Car Park
Chichester	CC1416	The Regnum Club, 45A South Street
Chichester	CC1417	The Heritage, Winden Avenue
Chichester	CC08242	Garage site at St James Square
Chichester	CC08247	10 Fishbourne Road East
Chichester	CC08400	East Walls & Shippams Social Club
Chichester	CC08401	Shippams Factory
Chichester	CHIC025	81 & 91 Spitalfield

12 . Appendix 1 Residential sites

Parish	SHLAA id	Site address
Chichester	CC08252	Hay Road Allotments
Chichester	CC08297	Land South of Winterbourne Road
Chichester	CC08248	28 Kings Avenue and land rear of 28 Kings Avenue
Chichester	CC08253	Osborne House, Stockbridge Road
Chichester	CC08399	Former Chichester High School for Girls
Chichester	CC1422	Land at The Tannery, Westgate
Chichester	CC08246	18 Lavant Road
Chichester	CC08258	Playing field at Central School
Chichester	CC08398	Garages behind 28 Exton Road
Chichester	CC1420	Land at Sherborne Road
Chichester	CC08250	Land at St Pancras
Chichester	CC08239	Garage site at Green Lane
Chichester	CC08259	Land at Westgate roundabout
Chichester	CC08260	Land west of Frederick Road
Chichester	CC08203	Chichester High School for Boys
Donnington	CC08249	Former Petrol Filling Station & 3 Birdham Road
Donnington	CC08257	Land south of Southfields Close
Donnington	CC1425	Selsey Tram, Stockbridge Road
Donnington	CC08249	Former Petrol Filling Station & 3 Birdham Road
Donnington	CC08256	Windmill Bungalow, Queens Avenue
East Wittering and Bracklesham		Gees Camping
East Wittering and Bracklesham	EWBR08216A	Land at west of Bracklesham Lane
East Wittering and Bracklesham	EWBR08216B	Land at Bracklesham Lane

12 . Appendix 1 Residential sites

Parish	SHLAA id	Site address
East Wittering and Bracklesham	EWBR08221B	Land south of Clappers Lane
Fishbourne	FB08271	Land at Salthill Road
Fishbourne	FB08230	Land east of Mosse Gardens
Fishbourne	FB08270	Land to the rear of 11 Newport Drive
Fishbourne	FB08276	Land north of Clay Lane
Fishbourne	FB08275	Land west of Clay Lane
Fishbourne	FB08225	Land west of Blackboy Lane
Fishbourne	FB08274	Land to the rear of 69 Fishbourne Road
Fishbourne	FB08229	Land north of Fishbourne Road West
Fishbourne	FB08228	Land north of Clay Lane
Fishbourne	FB08226	Land to rear of South barn
Fishbourne	FB08278	Land west of Portsmouth Water Company
Fishbourne	FB08281	Land north of Godwin Way
Fishbourne	FN08227	Land at Clay Lane
Fishbourne	FB08273	Land at Deeside Avenue
Fishbourne	FB1426	Land at Fishbourne East, Ham Road
Fishbourne	FB08272	Land at Fishbourne Roman Palace
Hunston	HN08232	Land north of Foxbridge Drive
Hunston	HN08236	Land north of 10 Oak View
Hunston	HN08285	Land south of Meadow Close
Hunston	HN08286	Land east of Southover Way
Hunston	HN08287	Land at the corner of Church Lane and Main Road
Hunston	HN08325	Land south of Reedbridge Farm
Hunston	HN08234	Land south of the Carmelite Convent
Hunston	HN08245	Land east of Foxbridge Drive
Hunston	HN08233	Reedbridge Farm

12 . Appendix 1 Residential sites

Parish	SHLAA id	Site address
Hunston	HN08288	Hunston Dairy Farm
Hunston	HN1430	Land at Chrislee
Hunston	HN1431	Land at Bridge Farm
Hunston	HN1432	Land at Farmfield Nursery
Lavant	CC08254	Hunters Rest, Lavant Road
Lavant	CC08255	Land north of Summersdale Court
Lavant	CC08204	Land north of Marchwood
Lavant	CC08254	Maddox Wood
Lavant	CC1421	Land north of Maddox Wood
Lynchmere	CH0807	Land at Hammerwood
Lynchmere	CH0820	Land at Sturt Avenue
Lynchmere	CH0822	Tennis courts at Blue Anchor House
Lynchmere	CH0809	Land west of the Mill Tavern
Lynchmere	CH0810	Land at Sturt Meadow Cottages
Lynchmere	CH0817	Land north of Copse Road
Lynchmere	CH0808	Land north of Old Hatch Cottage
Lynchmere	CH0815	Camelsdale Recreation Ground
North Mundham	NMRC1439	Deltoid Field, Vinnetrov Road
North Mundham		Land south of Stephens Cottage
Oving	CC1444	Former Drayton Manor Landfill Site
Oving		The Fuel Depot, Bognor Road
Oving	O1446	North of Gribble Lane
Oving	CC08418	Lansdowne Nursery
Oving	CC08213	Shopwyke Strategic Development Location
Oving		Sherwood Nursery
Oving	CC0903	WSSC Depot

12 . Appendix 1 Residential sites

Parish	SHLAA id	Site address
Oving	CC08208	Westside House
Oving	CC1443	Shopwhyke Nursery
Oving	MU1505	Land off Oving Road
Oving	CC08213	UMA House, Portfield Depot
Plaistow	PL1503	Land at Shortlands
Plaistow	IF08416	Land south of Foxbridge Cottage (North)
Plaistow	IF08416	Land south of Foxbridge Cottage (South)
Plaistow	IF08371	Land south of Barnwood
Plaistow	PL1503	Land at Shortlands Copse
Plaistow	PL1204	Land north of Todhurst
Plaistow	IF1501	Land at Little Springfield Farm
Plaistow	IF1504	Land north of Little Springfield Farm
Westhampnett	WH08347	Land west of Rolls Royce
Westhampnett	WH1202	Corner of Claypit Lane and Madgwick Lane
Westhampnett	WH08421	Land west of The March CE School
Westhampnett	WH08325	Land east of Rolls Royce
Westhampnett	WH08348	Land west of Overnoons
Westhampnett	WH08345	Land east of 11 Stane Street
Westhampnett	WH08346	Land east of Dairy Lane
Westhampnett	WH08405	Land south of Ash Keys
Westhampnett	WT1456	Former civil defence site
Westhampnett	WH08211	Land at Maudlin Nursery
Westhampnett	WT1457	Westerton Farm
Westhampnett	WH1455	Land east of Coach Road (former landfill site)
Westbourne	WB08147	Land at Cemetery Lane (by Gypsy site)
Westbourne	WB1454	Land at Mill Road

12 . Appendix 1 Residential sites

Parish	SHLAA id	Site address
Westbourne	WB08148	Land south of the Church Hall
Westbourne	WB08146	Garages and allotments at Churcher Road
Westbourne	WB08150	Land to the rear of Lavender Cottage
Westbourne	WB08149	Land to the rear of Well Cottage
Westbourne		Land at Paradise Lane/North Street
Westbourne	WB08141	The Foxmeadow Stud
Westbourne	WB08142	Chantry Hall Farm
Westbourne	WB08143	Land north of Longcopse lane
Westbourne	WB08144	Land west of Monks Hill
Westbourne	WB1453	Land on north side of Cemetery Lane

13 . Appendix 2 Employment/Mixed Use sites

Table 13.1 Long list of candidate employment/mixed use sites

Parish	SHLAA id/ID	Site Address
Bosham		Land at Ham Farm East
Bosham		Land at Ham Farm West
Chichester		Bus Depot
Chichester		Royal Mail Sorting Office
Chichester		Bus Station
Chichester		Linpac Site
Chichester		Graylingwell
Chichester	EMP1513	Plot 12 Terminus Road
Chichester		Southern Gate, off Terminus Road
Chichester		Barnfield Drive
Chichester		West of Chichester strategic development location
Chichester	EMP1509	Land west of Frederick Road
Chichester	EMP1511	Chichester High School for Boys
Donnington		Donnington Park
Donnington	EMP1512	Land south of A27 (opposite Terminus Road)
Fishbourne	FB08227	Land at Clay Lane
Fishbourne	EMP1507	Land to the rear of 69 Fishbourne Road
Fishbourne	FB1426	Land at Ham Farm, Fishbourne East
Hunston	EMP1506	Watery Lane Road frontage
Hunston	HN1430	Land at Chrislee
North Mundham	NMRC1440	Land south of Bognor Road
North Mundham	NMRC1438	Walnut Tree Field
Oving	CC1444	The Fuel Depot
Oving	MU1504	Land south of Shopwhyke Road
Oving		Shopwhyke strategic development location

13 . Appendix 2 Employment/Mixed Use sites

Parish	SHLAA id/ID	Site Address
Oving	MU1503	Land south of Shopwhyke Road and west of Sherwood Nursery
Oving	CC1445	Land at Springfield Lorry Park
Oving	CC1460	Chichester Garden Centre
Oving	CC08203	Land north of the Fuel Depot
Oving		Drayton Depot
Plaistow	IF08416	Land south of Foxbridge Drive (south)
Selsey		Ellis Square
Sidlesham		Easton Farm
Tangmere		Land south west of Tangmere
Tangmere		Tangmere strategic development location
Tangmere		Land south east of Tangmere
Tangmere		Tangmere Employment Area (City Field)
Tangmere		Land south of Tangmere Airfield Nurseries
Thorney		MoD Thorney Island
Westhampnett	WH08325	Land east of Rolls Royce
Westhampnett	WH08347	Land west of Rolls Royce
Westhampnett	WH1455	Land east of Coach Road (former landfill site)
Westhampnett	WT1456	Former Civil Defence Site (Westerton)

Produced by

Planning Policy - Chichester District Council,
East Pallant House, 1 East Pallant,
Chichester, West Sussex PO19 1TY