

Chichester District Council

Housing and Economic Land Availability Assessment

Appendix 4

Detailed site assessment forms



Appendix 4 Assessments of potential sites by parish**Apuldram**

HELAA ID	Site Address	Settlement	Parish
HAP0003	South West of Chichester	Chichester	Apuldram

Site size (hectares)	Existing Use	Proposed Use
118.4	Agriculture/meadow/grassland	Housing Mixed-use

Site Description

Very extensive agricultural land and meadows south-west of Chichester and south-east of Fishbourne. Apuldram lies to the east. The harbour is to the west.

Suitability

The site is mostly unsuitable due to the impact on the setting of the Chichester Harbour AONB. The northern part of the site adjacent to the A27 and east of Donnington may be suitable for employment uses subject to access and other considerations. The part of the site adjacent to Deer Close may be suitable for an element of housing development.

Availability

The site was submitted during the Call for Sites 2017 and is therefore considered available.

Achievability

There is a reasonable prospect that development would be achievable during the Plan period.

Yield	
Proposed (or estimated)	Source
200	CDC derived

Estimated timescales for delivery		
1 – 5 years	6 – 10 years	11 – 16 years
100	100	0

Employment Uses

B1, B2, B8 uses

Birdham

HELAA ID	Site Address	Settlement	Parish
HBI0009	Land at Common Piece	Birdham	Birdham

Site size (hectares)	Existing Use	Proposed Use
0.41	Vacant hardstanding	Housing

Site Description
The site is adjacent to the existing settlement boundary of Birdham. Appears to be comprised of hardstanding for storage with small workshop building.

Suitability
Suitable, as the site is adjacent to existing development.

Availability
The site was submitted during the Call for Sites 2017 and is therefore considered available.

Achievability
There is a reasonable prospect that development would be achievable during the Plan period.

Yield	
Proposed (or estimated)	Source
12	Promoter

Estimated timescales for delivery		
1 – 5 years	6 – 10 years	11 – 16 years
12	0	0

HELAA ID	Site Address	Settlement	Parish
HBI0022	Land at Whitestone Farm	Birdham	Birdham

Site size (hectares)	Existing Use	Proposed Use
13.30	Agriculture	Housing

Site Description
The site lies to the south-east of Birdham adjacent to the A286. Comprised of two fields, the site is flat agricultural land, which is open and exposed to the main road to the west with some planting. Pylons cross the site east to west.

Suitability
The site is potentially suitable subject to detailed considerations, particularly landscaping.

Availability
The site was submitted during the Call for Sites 2016 and is therefore considered available.

Achievability
There is a reasonable prospect that development would be achievable during the Plan period.

Yield	
Proposed (or estimated)	Source
250	Promoter

Estimated timescales for delivery		
1 – 5 years	6 – 10 years	11 – 16 years
119	131	0

Bosham

HELAA ID	Site Address	Settlement	Parish
HBO0002a	Highgrove Farm, Main Road	Broadbridge	Bosham

Site size (hectares)	Existing Use	Proposed Use
15.07	Agriculture	Housing

Site Description
Large open field north of the A259 and south of the railway line. The site lies to the east of the Highgrove Farm housing allocation and west of Ham Farm.

Suitability
Site is potentially suitable subject to detailed further consideration.

Availability
The site was submitted during the Call for Sites 2017 and is therefore considered available.

Achievability
There is a reasonable prospect that development would be achievable during the Plan period.

Yield	
Proposed (or estimated)	Source
215	Promoter

Estimated timescales for delivery		
1 – 5 years	6 – 10 years	11 – 16 years
107	108	0

Boxgrove

HELAA ID	Site Address	Settlement	Parish
HBX0003	Land south of Crouch Cross Lane	Boxgrove	Boxgrove

Site size (hectares)	Existing Use	Proposed Use
1.48	Agriculture/grazing land	Housing

Site Description
The site is located to the south of residential properties along Crouch Cross Lane, west of Priors Acre, north of a farm and east of agricultural land. The site is irregular in shape and relatively flat and open on all sides.

Suitability
The site is potentially suitable subject to detailed consideration.

Availability
The site was submitted during the Call for Sites 2017 and is therefore considered available.

Achievability
There is a reasonable prospect that development would be achievable during the Plan period.

Yield	
Proposed (or estimated)	Source
115	Promoter

Estimated timescales for delivery		
1 – 5 years	6 – 10 years	11 – 16 years
115	0	0

Chichester

HELAA ID	Site Address	Settlement	Parish
HCC0015	Land south of Clay Lane	Chichester	Chichester

Site size (hectares)	Existing Use	Proposed Use
1.10	Vacant paddock	Housing

Site Description
The site is a large area of grassland to the west of Chichester. The site is bounded to the west by the A27, to the north by Clay Lane, to the south by the railway line and by some residential properties to the east.

Suitability
The site is suitable subject to detailed consideration of further constraints.

Availability
The owners of the site confirmed the site's availability in 2017.

Achievability
There is a reasonable prospect that development would be achievable during the Plan period.

Yield	
Proposed (or estimated)	Source
33	Promoter

Estimated timescales for delivery		
1 – 5 years	6 – 10 years	11 – 16 years
33	0	0

HELAA ID	Site Address	Settlement	Parish
HCC0035	Land at the Tannery, Westgate	Chichester	Chichester

Site size (hectares)	Existing Use	Proposed Use
0.66	Former office building and car park	Housing

Site Description
The site incorporates a number of former office buildings and car parking areas, and is located adjacent south of Westgate.

Suitability
The site is suitable subject to detailed consideration of further constraints.

Availability
The owners of the site confirmed the site's availability in 2017.

Achievability
There is a reasonable prospect that development would be achievable during the Plan period.

Yield	
Proposed (or estimated)	Source
30	Promoter

Estimated timescales for delivery		
1 – 5 years	6 – 10 years	11 – 16 years
30	0	0

HELAA ID	Site Address	Settlement	Parish
HCC0041	Land adjacent to Police Station	Chichester	Chichester

Site size (hectares)	Existing Use	Proposed Use
0.69	Grassland, police building, car parking	Housing

Site Description
The site comprises a large area of green open space to the east of the existing police station, as well as some ancillary buildings, hardstanding and parking areas. The site fronts onto Kingsham Road to the north.

Suitability
The site is suitable for development in line with the adopted Southern Gateway Masterplan SPD.

Availability
The site was submitted during the Call for Sites 2016 and is therefore considered available.

Achievability
There is a reasonable prospect that development would be achievable during the Plan period.

Yield	
Proposed (or estimated)	Source
28	Promoter

Estimated timescales for delivery		
1 – 5 years	6 – 10 years	11 – 16 years
28	0	0

Chidham & Hambrook

HELAA ID	Site Address	Settlement	Parish
HCH0003	Land north of Aviary Close	Hambrook	Chidham & Hambrook

Site size (hectares)	Existing Use	Proposed Use
1.15	Paddock	Housing

Site Description
Scrub field to the south of the A27. Access from Hambrook Hill south.

Suitability
The site is suitable subject to detailed consideration of further constraints.

Availability
The site was submitted during the Call for Sites 2017 and is therefore considered available.

Achievability
There is a reasonable prospect that development would be achievable during the Plan period.

Yield	
Proposed (or estimated)	Source
39	Promoter

Estimated timescales for delivery		
1 – 5 years	6 – 10 years	11 – 16 years
39	0	0

HELAA ID	Site Address	Settlement	Parish
HCH0004	Land east of Broad Road	Hambrook	Chidham & Hambrook

Site size (hectares)	Existing Use	Proposed Use
3.91	Agriculture	Housing Employment

Site Description
A27 to the north-east with screening. Residential to south (within settlement boundary of Hambrook). Easy access from Broad Road.

Suitability
The site is suitable subject to detailed consideration of further constraints.

Availability
The site was submitted during the Call for Sites 2017 and is therefore considered available.

Achievability
There is a reasonable prospect that development would be achievable during the Plan period.

Yield	
Proposed (or estimated)	Source
120	Promoter

Estimated timescales for delivery		
1 – 5 years	6 – 10 years	11 – 16 years
40	40	40

Employment Uses
A1, D2

HELAA ID	Site Address	Settlement	Parish
HCH0008	Land south of The Avenue and east of Broad Road	Hambrook	Chidham & Hambrook

Site size (hectares)	Existing Use	Proposed Use
1.10	Paddocks and stables	Housing

Site Description
Residential house with paddocks. Access from Broad Road. Housing to the north and south.

Suitability
The site is suitable subject to detailed consideration of further constraints.

Availability
The site was submitted during the Call for Sites 2016 and is therefore considered available.

Achievability
There is a reasonable prospect that development would be achievable during the Plan period.

Yield	
Proposed (or estimated)	Source
35	Promoter

Estimated timescales for delivery		
1 – 5 years	6 – 10 years	11 – 16 years
35	0	0

HELAA ID	Site Address	Settlement	Parish
HCH0009	Land at Springfield House	Hambrook	Chidham & Hambrook

Site size (hectares)	Existing Use	Proposed Use
0.80	Garden/field	Housing

Site Description
Curtilage of Springfield House. Well-wooded on north and eastern boundaries. South of the A27 and west of Broad Road. Well planted.

Suitability
The site is potentially suitable subject to development of HELAA site HCH0003.

Availability
The site was submitted during the Call for Sites 2016 and is therefore considered available.

Achievability
There is a reasonable prospect that development would be achievable during the Plan period.

Yield	
Proposed (or estimated)	Source
25	Promoter

Estimated timescales for delivery		
1 – 5 years	6 – 10 years	11 – 16 years
25	0	0

HELAA ID	Site Address	Settlement	Parish
HCH0011	Flatt Farm, Land east of Broad Road	Nutbourne	Chidham & Hambrook

Site size (hectares)	Existing Use	Proposed Use
4.28	Agriculture	Housing

Site Description
Extensive open flat agricultural field, bounded by Broad Road on the west and to the north by the railway line. Site includes farm buildings and farmhouse.

Suitability
The site is suitable subject to detailed consideration of further constraints.

Availability
The owners of the site confirmed the site's availability in 2017.

Achievability
There is a reasonable prospect that development would be achievable during the Plan period.

Yield	
Proposed (or estimated)	Source
200	Promoter

Estimated timescales for delivery		
1 – 5 years	6 – 10 years	11 – 16 years
66	66	68

HELAA ID	Site Address	Settlement	Parish
HCH0015	Pottery Field (East), Land west of Nutbourne East	Nutbourne	Chidham & Hambrook

Site size (hectares)	Existing Use	Proposed Use
2.46	Agriculture/stables	Housing

Site Description
Extensive flat agricultural field with drainage ditch running north to south. Railway line lies to north and A259 to the south.

Suitability
The site is suitable subject to detailed consideration of further constraints.

Availability
The site was submitted during the Call for Sites 2016 and is therefore considered available.

Achievability
There is a reasonable prospect that development would be achievable during the Plan period.

Yield	
Proposed (or estimated)	Source
115	Promoter

Estimated timescales for delivery		
1 – 5 years	6 – 10 years	11 – 16 years
38	38	39

HELAA ID	Site Address	Settlement	Parish
HCH0019b	Land at Flat Farm	Nutbourne	Chidham & Hambrook

Site size (hectares)	Existing Use	Proposed Use
1.30	Agriculture/grazing land	Housing

Site Description
Open agricultural field with a caravan park to the north.

Suitability
The site is suitable subject to detailed consideration of further constraints.

Availability
The site was submitted during the Call for Sites 2017 and is therefore considered available.

Achievability
There is a reasonable prospect that development would be achievable during the Plan period.

Yield	
Proposed (or estimated)	Source
31	CDC-derived

Estimated timescales for delivery		
1 – 5 years	6 – 10 years	11 – 16 years
31	0	0

Earnley

HELAA ID	Site Address	Settlement	Parish
HE0002	Land south of Clappers Lane	East Wittering	Earnley

Site size (hectares)	Existing Use	Proposed Use
9.30	Agriculture	Housing

Site Description
Large agricultural field north of East Wittering.

Suitability
The site is potentially suitable, subject to the impact on Medmerry and other environmental constraints.

Availability
The site was submitted during the Call for Sites 2016 and is therefore considered available.

Achievability
There is a reasonable prospect that development would be achievable during the Plan period.

Yield	
Proposed (or estimated)	Source
250	Promoter

Estimated timescales for delivery		
1 – 5 years	6 – 10 years	11 – 16 years
0	250	0

East Wittering & Bracklesham

HELAA ID	Site Address	Settlement	Parish
HEWB0001	Land at Bracklesham Lane (south)	East Wittering	East Wittering & Bracklesham

Site size (hectares)	Existing Use	Proposed Use
8.00	Agriculture	Housing Mixed-use Employment

Site Description
Several agricultural fields divided by Stubcroft Lane, adjacent to the settlement boundary on the west, south and east. There is an arbitrary boundary to the north.

Suitability
The site is potentially suitable, subject to detailed consideration.

Availability
The owners of the site confirmed the site's availability in 2017.

Achievability
There is a reasonable prospect that development would be achievable during the Plan period.

Yield	
Proposed (or estimated)	Source
192	CDC-derived

Estimated timescales for delivery		
1 – 5 years	6 – 10 years	11 – 16 years
192	0	0

Employment Uses
A1, A2, A3, A4, B1, B2, B8, D2

HELAA ID	Site Address	Settlement	Parish
HEWB0002	Land at Bracklesham Lane (north)	East Wittering	East Wittering & Bracklesham

Site size (hectares)	Existing Use	Proposed Use
42.58	Agriculture	Housing Employment

Site Description
Extensive agricultural fields extending northward from East Wittering/Bracklesham.

Suitability
The site is potentially suitable, subject to detailed consideration.

Availability
The site was submitted during the Call for Sites 2017 and is therefore considered available.

Achievability
There is a reasonable prospect that development would be achievable during the Plan period.

Yield	
Proposed (or estimated)	Source
1021	CDC-derived

Estimated timescales for delivery		
1 – 5 years	6 – 10 years	11 – 16 years
0	521	500

Employment Uses
B1, B2, B8

Fishbourne

HELAA ID	Site Address	Settlement	Parish
HFB0003	Crooked Mead Farm, A27 Chichester Bypass	Chichester	Fishbourne

Site size (hectares)	Existing Use	Proposed Use
1.96	Scrapyard/storage	Employment

Site Description

The site adjoins the A27. The site is brownfield land, formerly in scrapyard/storage uses.

Suitability

The site is potentially suitable for employment uses as it has access onto the A27, subject to detailed consideration.

Availability

The site was submitted during the Call for Sites 2016 and is therefore considered available.

Achievability

There is a reasonable prospect that development would be achievable during the Plan period.

Employment Uses

B1, B2, B8

HELAA ID	Site Address	Settlement	Parish
HFB0004	Land west of Blackboy Lane		Fishbourne

Site size (hectares)	Existing Use	Proposed Use
3.4	Agriculture	Housing Mixed-use Employment

Site Description
Large, flat, open agricultural land in operational use as a farm. The site comprises three large fields. The railway line is to the south and Blackboy Lane to the east.

Suitability
Part of the site is suitable; however the remainder is not suitable as development would impact upon the landscape setting and long distance views.

Availability
The site was submitted during the Call for Sites 2017 and is therefore considered available.

Achievability
There is a reasonable prospect that development would be achievable during the Plan period.

Yield	
Proposed (or estimated)	Source
81	CDC-derived

Estimated timescales for delivery		
1 – 5 years	6 – 10 years	11 – 16 years
81	0	0

Employment Uses
D1

HELAA ID	Site Address	Settlement	Parish
HFB0006	Land rear of South Barn	Fishbourne	Fishbourne

Site size (hectares)	Existing Use	Proposed Use
0.34	Agriculture/grazing land	Housing

Site Description
The site is a triangular-shaped parcel of land to the west of Fishbourne. The site fronts onto the A259 with playing fields to the north and east. Residential properties lie to the west.

Suitability
The site is potentially suitable, subject to detailed consideration.

Availability
The site was submitted during the Call for Sites 2017 and is therefore considered available.

Achievability
There is a reasonable prospect that development would be achievable during the Plan period.

Yield	
Proposed (or estimated)	Source
8	CDC-derived

Estimated timescales for delivery		
1 – 5 years	6 – 10 years	11 – 16 years
8	0	0

HELAA ID	Site Address	Settlement	Parish
HFB0007	Land at Clay Lane	Fishbourne	Fishbourne

Site size (hectares)	Existing Use	Proposed Use
0.96	Grazing land	Housing

Site Description
The site is used for horse grazing with paddocks. Clay Lane is to the west and the A27 to the east with a strong line of buffering.

Suitability
The site is potentially suitable, subject to detailed consideration.

Availability
The site was submitted during the Call for Sites 2017 and is therefore considered available.

Achievability
There is a reasonable prospect that development would be achievable during the Plan period.

Yield	
Proposed (or estimated)	Source
23	CDC-derived

Estimated timescales for delivery		
1 – 5 years	6 – 10 years	11 – 16 years
23	0	0

HELAA ID	Site Address	Settlement	Parish
HFB0012	Land at Clay Lane	Fishbourne	Fishbourne

Site size (hectares)	Existing Use	Proposed Use
1.25	Scrubland	Housing Mixed-use Employment

Site Description
Triangular-shaped parcel of land, bounding Clay Lane to the eastern side and residential development on the western side.

Suitability
The site is suitable as it is adjacent to development, subject to noise assessment.

Availability
The site was submitted during the Call for Sites 2017 and is therefore considered available.

Achievability
There is a reasonable prospect that development would be achievable during the Plan period.

Yield	
Proposed (or estimated)	Source
70	Promoter

Estimated timescales for delivery		
1 – 5 years	6 – 10 years	11 – 16 years
70	0	0

Employment Uses
B1, D1

HELAA ID	Site Address	Settlement	Parish
HFB0018	Land west of Clay Lane	Fishbourne	Fishbourne

Site size (hectares)	Existing Use	Proposed Use
3.67	Scrubland	Housing

Site Description
Irregular-shaped scrubland to the east of Fishbourne. Bounded to the south by the railway line, Clay Lane to the east and scrubland to the north and east.

Suitability
The site is suitable, subject to detailed consideration.

Availability
The site was submitted during the Call for Sites 2016 and is therefore considered available.

Achievability
There is a reasonable prospect that development would be achievable during the Plan period.

Yield	
Proposed (or estimated)	Source
65	Promoter

Estimated timescales for delivery		
1 – 5 years	6 – 10 years	11 – 16 years
65	0	0

HELAA ID	Site Address	Settlement	Parish
HFB0021	Land north of Godwin Way	Fishbourne	Fishbourne

Site size (hectares)	Existing Use	Proposed Use
0.80	Paddocks	Housing

Site Description
The site is a small grazing/paddock area which forms part of a smallholding.

Suitability
The site is suitable as it is adjacent to the settlement.

Availability
The site was submitted during the Call for Sites 2017 and is therefore considered available.

Achievability
There is a reasonable prospect that development would be achievable during the Plan period.

Yield	
Proposed (or estimated)	Source
19	CDC-derived

Estimated timescales for delivery		
1 – 5 years	6 – 10 years	11 – 16 years
19	0	0

HELAA ID	Site Address	Settlement	Parish
HFB0023	Land at Four Ways, Clay Lane	Fishbourne	Fishbourne

Site size (hectares)	Existing Use	Proposed Use
0.37	Dwelling and curtilage	Housing

Site Description
The site comprises a dwelling and its domestic curtilage. The site lies to the north of Fishbourne. There is a thick tree screen to the A27 to the north, and residential properties to the west.

Suitability
The site is suitable as it is adjacent to the settlement.

Availability
The site was submitted during the Call for Sites 2016 and is therefore considered available.

Achievability
There is a reasonable prospect that development would be achievable during the Plan period.

Yield	
Proposed (or estimated)	Source
14	Promoter

Estimated timescales for delivery		
1 – 5 years	6 – 10 years	11 – 16 years
14	0	0

HELAA ID	Site Address	Settlement	Parish
HFB0024	98 Fishbourne Road, Fishbourne	Fishbourne	Fishbourne

Site size (hectares)	Existing Use	Proposed Use
0.33	Dwelling and curtilage	Housing

Site Description
The site comprises the dwelling and its curtilage, fronting onto the A259.

Suitability
The site is potentially suitable, subject to detailed consideration.

Availability
The site was submitted during the Call for Sites 2017 and is therefore considered available.

Achievability
There is a reasonable prospect that development would be achievable during the Plan period.

Yield	
Proposed (or estimated)	Source
11	Promoter

Estimated timescales for delivery		
1 – 5 years	6 – 10 years	11 – 16 years
11	0	0

HELAA ID	Site Address	Settlement	Parish
HFB0027	Land at Lawrence Farm	Chichester	Fishbourne

Site size (hectares)	Existing Use	Proposed Use
3.67	Agriculture	Housing

Site Description
The site is irregular-shaped, lying adjacent to the Fishbourne roundabout, the A27 and the A259.

Suitability
The site is remote from the settlement so not suitable for housing, but may have potential for employment uses subject to further consideration.

Availability
The site was submitted during the Call for Sites 2017 and is therefore considered available.

Achievability
There is a reasonable prospect that development would be achievable during the Plan period.

Hunston

HELAA ID	Site Address	Settlement	Parish
HHN0003	Reedbridge Farm	Hunston	Hunston

Site size (hectares)	Existing Use	Proposed Use
0.36	Agriculture	Housing

Site Description
The site comprises an area of agricultural land with a large barn. Selsey Road to the north and west. Agricultural land to the east and Reedbridge Farm to the south.

Suitability
The site is potentially suitable, subject to detailed consideration.

Availability
The site was submitted during the Call for Sites 2016 and is therefore considered available.

Achievability
There is a reasonable prospect that development would be achievable during the Plan period.

Yield	
Proposed (or estimated)	Source
6	Promoter

Estimated timescales for delivery		
1 – 5 years	6 – 10 years	11 – 16 years
6	0	0

HELAA ID	Site Address	Settlement	Parish
HHN0007	Land east of Foxbridge Drive	Hunston	Hunston

Site size (hectares)	Existing Use	Proposed Use
2.72	Agriculture	Housing

Site Description
Large area of flat, open agricultural land. Selsey Road lies to the north. The site lies to the east of Hunston

Suitability
The site is potentially suitable, subject to detailed consideration.

Availability
The site was submitted during the Call for Sites 2016 and is therefore considered available.

Achievability
There is a reasonable prospect that development would be achievable during the Plan period.

Yield	
Proposed (or estimated)	Source
80	Promoter

Estimated timescales for delivery		
1 – 5 years	6 – 10 years	11 – 16 years
0	80	0

HELAA ID	Site Address	Settlement	Parish
HHN0008	Land south of Meadow Close	Hunston	Hunston

Site size (hectares)	Existing Use	Proposed Use
2.50	Agriculture	Housing

Site Description
The site lies to the east of Hunston, comprising an open agricultural field with the land sloping gently to the east. Selsey Road is to the west, residential to the north. There is an arbitrary boundary to the east and south.

Suitability
The site is potentially suitable, subject to detailed consideration.

Availability
The site was submitted during the Call for Sites 2017 and is therefore considered available.

Achievability
There is a reasonable prospect that development would be achievable during the Plan period.

Yield	
Proposed (or estimated)	Source
90	Promoter

Estimated timescales for delivery		
1 – 5 years	6 – 10 years	11 – 16 years
0	90	0

Loxwood

HELAA ID	Site Address	Settlement	Parish
HLX0003	Land at Hawthorn Cottage	Loxwood	Loxwood

Site size (hectares)	Existing Use	Proposed Use
0.57	Dwelling and curtilage with paddock	Housing

Site Description

The site comprises Hawthorn Cottage, its curtilage and a paddock to the rear of the property.

Suitability

The site is suitable as it is adjacent to the settlement.

Availability

The owners of the site confirmed the site's availability in 2017.

Achievability

There is a reasonable prospect that development would be achievable during the Plan period.

Yield	
Proposed (or estimated)	Source
8	Promoter

Estimated timescales for delivery		
1 – 5 years	6 – 10 years	11 – 16 years
8	0	0

HELAA ID	Site Address	Settlement	Parish
HLX0005	Land to rear of Black Hall	Loxwood	Loxwood

Site size (hectares)	Existing Use	Proposed Use
0.86	Curtilage of dwelling	Housing

Site Description
The site forms the curtilage of Black Hall, including a swimming pool. It is located on the west of Loxwood, with residential properties to the north and south, and agricultural fields to the west.

Suitability
The site is suitable as it is adjacent to the settlement.

Availability
The site was submitted during the Call for Sites 2016 and is therefore considered available.

Achievability
There is a reasonable prospect that development would be achievable during the Plan period.

Yield	
Proposed (or estimated)	Source
10	Promoter

Estimated timescales for delivery		
1 – 5 years	6 – 10 years	11 – 16 years
10	0	0

HELAA ID	Site Address	Settlement	Parish
HLX0006	Land north of Little Garton	Loxwood	Loxwood

Site size (hectares)	Existing Use	Proposed Use
0.44	Paddock	Housing

Site Description
The site forms the curtilage of Black Hall, including a swimming pool. It is located on the west of Loxwood, with residential properties to the north and south, and agricultural fields to the west.

Suitability
The site is suitable as it is adjacent to the settlement.

Availability
The site was submitted during the Call for Sites 2016 and is therefore considered available.

Achievability
There is a reasonable prospect that development would be achievable during the Plan period.

Yield	
Proposed (or estimated)	Source
6	Promoter

Estimated timescales for delivery		
1 – 5 years	6 – 10 years	11 – 16 years
6	0	0

HELAA ID	Site Address	Settlement	Parish
HLX0007	Land south of Loxwood Place Farm	Loxwood	Loxwood

Site size (hectares)	Existing Use	Proposed Use
1.10	Agriculture	Housing

Site Description
The site comprises an open agricultural field on the south-west of Loxwood. It is bounded by the B2133 to the east, residential dwellings to the north and agricultural land to the south and west.

Suitability
The site is potentially suitable subject to the detailed considerations.

Availability
The owners of the site confirmed the site's availability in 2017.

Achievability
There is a reasonable prospect that development would be achievable during the Plan period.

Yield	
Proposed (or estimated)	Source
25	Promoter

Estimated timescales for delivery		
1 – 5 years	6 – 10 years	11 – 16 years
25	0	0

HELAA ID	Site Address	Settlement	Parish
HLX0013	Land east of Pond Copse Lane	Loxwood	Loxwood

Site size (hectares)	Existing Use	Proposed Use
2.50	Grazing land	Housing

Site Description
The site comprises part of an agricultural field to the west of Loxwood. Residential properties lie to the east, agricultural fields to the west, with an arbitrary boundary to the north, and dwelling curtilage to the south.

Suitability
The site is potentially suitable subject to access and other considerations.

Availability
The site was submitted during the Call for Sites 2017 and is therefore considered available.

Achievability
There is a reasonable prospect that development would be achievable during the Plan period.

Yield	
Proposed (or estimated)	Source
60	Promoter

Estimated timescales for delivery		
1 – 5 years	6 – 10 years	11 – 16 years
0	60	0

North Mundham

HELAA ID	Site Address	Settlement	Parish
HNM0005	Land to the south of Lowlands (Pigeon House Farm)	North Mundham	North Mundham

Site size (hectares)	Existing Use	Proposed Use
7.95	Dwelling and grassland	Housing

Site Description
Large open area of farmland south-west of North Mundham. Small element of residential to the south-east corner. Glasshouses to the south.

Suitability
The site is potentially suitable subject to detailed considerations, particularly landscape and access.

Availability
The site was submitted during the Call for Sites 2016 and is therefore considered available.

Achievability
There is a reasonable prospect that development would be achievable during the Plan period.

Yield	
Proposed (or estimated)	Source
278	Promoter

Estimated timescales for delivery		
1 – 5 years	6 – 10 years	11 – 16 years
90	188	0

HELAA ID	Site Address	Settlement	Parish
HNM0007	Land north of Brook Cottage and south of Lagness Road	Runcton	North Mundham

Site size (hectares)	Existing Use	Proposed Use
0.50	Grazing land	Housing

Site Description
Agricultural land to the east of Runcton, adjacent to the settlement.

Suitability
The site is potentially suitable subject to detailed consideration.

Availability
The owners of the site confirmed the site's availability in 2017.

Achievability
There is a reasonable prospect that development would be achievable during the Plan period.

Yield	
Proposed (or estimated)	Source
15	Promoter

Estimated timescales for delivery		
1 – 5 years	6 – 10 years	11 – 16 years
15	0	0

HELAA ID	Site Address	Settlement	Parish
HNM0009	Land east of the Spinney	North Mundham	North Mundham

Site size (hectares)	Existing Use	Proposed Use
0.25	Woodland	Housing

Site Description
Wooded plot of land south of Runcton Road, between Runcton and North Mundham.

Suitability
The site is potentially suitable subject to detailed consideration.

Availability
The site was submitted during the Call for Sites 2016 and is therefore considered available.

Achievability
There is a reasonable prospect that development would be achievable during the Plan period.

Yield	
Proposed (or estimated)	Source
8	Promoter

Estimated timescales for delivery		
1 – 5 years	6 – 10 years	11 – 16 years
8	0	0

HELAA ID	Site Address	Settlement	Parish
HNM0012	Land at Lowlands	North Mundham	North Mundham

Site size (hectares)	Existing Use	Proposed Use
2.11	Dwelling, agriculture and glasshouses	Housing

Site Description
Disused nursery with residential dwelling on site south of main road.

Suitability
The site is potentially suitable for development subject to detailed considerations.

Availability
The site was submitted during the Call for Sites 2016 and is therefore considered available.

Achievability
There is a reasonable prospect that development would be achievable during the Plan period.

Yield	
Proposed (or estimated)	Source
74	Promoter

Estimated timescales for delivery		
1 – 5 years	6 – 10 years	11 – 16 years
74	0	0

HELAA ID	Site Address	Settlement	Parish
HNM0020	Vinnetrow Business Park	North Mundham	North Mundham

Site size (hectares)	Existing Use	Proposed Use
2.50	Vacant business units and site of Chichester Free School	Housing Employment

Site Description
Existing employment units and the site of the Chichester Free School.

Suitability
The site is unsuitable for housing as it is too remote but the site may be suitable for employment once the Chichester Free School has relocated.

Availability
The site was submitted during the Call for Sites 2017 and is therefore considered available.

Achievability
There is a reasonable prospect that development would be achievable during the Plan period.

Employment Uses
B1

Oving

HELAA ID	Site Address	Settlement	Parish
HOV0005	Drayton Manor Former Landfill Site	Chichester	Oving

Site size (hectares)	Existing Use	Proposed Use
19.00	Vacant	Housing Mixed-use

Site Description
The site is comprised of restored landfill/scrubland. It is bounded to the west by the A27, to the south by the railway line and to the north by housing.

Suitability
The site is potentially suitable for a strategic allocation subject to inclusion of land to north and north-east of the site.

Availability
The site was submitted during the Call for Sites 2016 and is therefore considered available.

Achievability
There is a reasonable prospect that development would be achievable during the Plan period.

Yield	
Proposed (or estimated)	Source
500	Promoter

Estimated timescales for delivery		
1 – 5 years	6 – 10 years	11 – 16 years
0	250	250

Selsey

HELAA ID	Site Address	Settlement	Parish
HSY0010	Land north of Selsey	Selsey	Selsey

Site size (hectares)	Existing Use	Proposed Use
11.00	Agriculture	Housing Mixed-use

Site Description
Agricultural land to the north of Selsey, including a packing house and offices.

Suitability
The site has potential for development subject to detailed flood, transport and landscape considerations.

Availability
The site was submitted during the Call for Sites 2017 and is therefore considered available.

Achievability
There is a reasonable prospect that development would be achievable during the Plan period.

Yield	
Proposed (or estimated)	Source
250	Promoter

Estimated timescales for delivery		
1 – 5 years	6 – 10 years	11 – 16 years
250	0	0

Southbourne

HELAA ID	Site Address	Settlement	Parish
HSB0001	Land at Willowbrook Riding Centre	Hambrook	Southbourne

Site size (hectares)	Existing Use	Proposed Use
4.00	Riding centre	Housing

Site Description
Open field incorporating riding centre on eastern side. Access from Hambrook Hill South

Suitability
The site is suitable subject to detailed consideration.

Availability
The site was submitted during the Call for Sites 2016 and is therefore considered available.

Achievability
There is a reasonable prospect that development would be achievable during the Plan period.

Yield	
Proposed (or estimated)	Source
96	CDC-derived

Estimated timescales for delivery		
1 – 5 years	6 – 10 years	11 – 16 years
96	0	0

HELAA ID	Site Address	Settlement	Parish
HSB0005	Land at Wayside Cottage	Hermitage	Southbourne

Site size (hectares)	Existing Use	Proposed Use
0.66	Curtilage of dwelling	Housing

Site Description
Dwelling with main curtilage. Well-treed.

Suitability
The site is suitable subject to detailed consideration.

Availability
The site was submitted during the Call for Sites 2017 and is therefore considered available.

Achievability
There is a reasonable prospect that development would be achievable during the Plan period.

Yield	
Proposed (or estimated)	Source
15	CDC-derived

Estimated timescales for delivery		
1 – 5 years	6 – 10 years	11 – 16 years
15	0	0

HELAA ID	Site Address	Settlement	Parish
HSB0007	Land north of Penny Lane South	Hermitage	Southbourne

Site size (hectares)	Existing Use	Proposed Use
5.37	Agriculture	Housing

Site Description
Large open field, railway to the north and Southbourne to the south.

Suitability
The site is suitable subject to detailed consideration.

Availability
The site was submitted during the Call for Sites 2017 and is therefore considered available.

Achievability
There is a reasonable prospect that development would be achievable during the Plan period.

Yield	
Proposed (or estimated)	Source
170	Promoter

Estimated timescales for delivery		
1 – 5 years	6 – 10 years	11 – 16 years
70	100	0

HELAA ID	Site Address	Settlement	Parish
HSB0009	Land at Hamcroft between Nutbourne West and East	Nutbourne	Southbourne

Site size (hectares)	Existing Use	Proposed Use
6.00	Paddocks with dwelling	Housing

Site Description
Scrubby agricultural land, with dwelling and stables. Railway to the north. Wooded strip along northern boundary. Access from the A259.

Suitability
The site is suitable subject to detailed consideration.

Availability
The site was submitted during the Call for Sites 2016 and is therefore considered available.

Achievability
There is a reasonable prospect that development would be achievable during the Plan period.

Yield	
Proposed (or estimated)	Source
120	Promoter

Estimated timescales for delivery		
1 – 5 years	6 – 10 years	11 – 16 years
0	0	120

HELAA ID	Site Address	Settlement	Parish
HSB0015	Land south of Cooks Lane (The Paddocks)	Southbourne	Southbourne

Site size (hectares)	Existing Use	Proposed Use
4.84	Paddocks	Housing

Site Description
Large agricultural field with some subdivision. North of the railway line, and adjacent to the western end of the settlement boundary of Southbourne. Bounded by Cooks Lane to the north.

Suitability
The site is suitable subject to detailed consideration.

Availability
The site was submitted during the Call for Sites 2017 and is therefore considered available.

Achievability
There is a reasonable prospect that development would be achievable during the Plan period.

Yield	
Proposed (or estimated)	Source
112	Promoter

Estimated timescales for delivery		
1 – 5 years	6 – 10 years	11 – 16 years
112	0	0

HELAA ID	Site Address	Settlement	Parish
HSB0016	Land north of Cooks Lane and east of Kelsey Avenue	Southbourne	Southbourne

Site size (hectares)	Existing Use	Proposed Use
5.56	Agriculture	Housing

Site Description
Large open agricultural field. The site adjoins the settlement boundary. Access could be achieved via Cooks Lane. Large mobile mast in south-west corner.

Suitability
The site is suitable subject to detailed consideration.

Availability
The site was submitted during the Call for Sites 2017 and is therefore considered available.

Achievability
There is a reasonable prospect that development would be achievable during the Plan period.

Yield	
Proposed (or estimated)	Source
150	Promoter

Estimated timescales for delivery		
1 – 5 years	6 – 10 years	11 – 16 years
0	150	0

HELAA ID	Site Address	Settlement	Parish
HSB0018	Four Acres Nursery, North of Cooks Lane	Southbourne	Southbourne

Site size (hectares)	Existing Use	Proposed Use
1.44	Agriculture	Housing

Site Description
Agricultural land with small-scale glasshouses on eastern side.

Suitability
The site is suitable subject to detailed consideration.

Availability
The site was submitted during the Call for Sites 2017 and is therefore considered available.

Achievability
There is a reasonable prospect that development would be achievable during the Plan period.

Yield	
Proposed (or estimated)	Source
55	Promoter

Estimated timescales for delivery		
1 – 5 years	6 – 10 years	11 – 16 years
0	55	0

HELAA ID	Site Address	Settlement	Parish
HSB0026	Land at Cooks Farm	Southbourne	Southbourne

Site size (hectares)	Existing Use	Proposed Use
2.79	Dwellings and disused glasshouses	

Site Description
The site comprises a bungalow fronting onto Cooks Lane, with glasshouses - some of which is in operation, some derelict.

Suitability
The site is suitable subject to detailed consideration.

Availability
The site was submitted during the Call for Sites 2017 and is therefore considered available.

Achievability
There is a reasonable prospect that development would be achievable during the Plan period.

Yield	
Proposed (or estimated)	Source
66	CDC-derived

Estimated timescales for delivery		
1 – 5 years	6 – 10 years	11 – 16 years
0	66	0

HELAA ID	Site Address	Settlement	Parish
HSB0027	Land south of West View Cottages	Southbourne	Southbourne

Site size (hectares)	Existing Use	Proposed Use
0.79	Scrub/woodland	Housing

Site Description
Small area of land comprised of woodland and scrub. Linear sporadic houses to the north.

Suitability
The site is suitable subject to detailed consideration.

Availability
The owners of the site confirmed the site's availability in 2017.

Achievability
There is a reasonable prospect that development would be achievable during the Plan period.

Yield	
Proposed (or estimated)	Source
31	Promoter

Estimated timescales for delivery		
1 – 5 years	6 – 10 years	11 – 16 years
31	0	0

HELAA ID	Site Address	Settlement	Parish
HSB0033	Land north of Priors Leaze Lane	Southbourne	Southbourne

Site size (hectares)	Existing Use	Proposed Use
0.72	Paddocks	Housing

Site Description
Large agricultural open field east of Southbourne.

Suitability
The site is potentially suitable subject to wider comprehensive development.

Availability
The site was submitted during the Call for Sites 2017 and is therefore considered available.

Achievability
There is a reasonable prospect that development would be achievable during the Plan period.

Yield	
Proposed (or estimated)	Source
17	CDC-derived

Estimated timescales for delivery		
1 – 5 years	6 – 10 years	11 – 16 years
0	17	0

HELAA ID	Site Address	Settlement	Parish
HSB0034	Land south of Inlands Barn	Southbourne	Southbourne

Site size (hectares)	Existing Use	Proposed Use
2.86	Agriculture	Housing

Site Description
Large agricultural field. The railway line is to the south.

Suitability
The site is potentially suitable subject to wider comprehensive development of HELAA site HSB0037a.

Availability
The site was submitted during the Call for Sites 2017 and is therefore considered available.

Achievability
There is a reasonable prospect that development would be achievable during the Plan period.

Yield	
Proposed (or estimated)	Source
85	Promoter

Estimated timescales for delivery		
1 – 5 years	6 – 10 years	11 – 16 years
85	0	0

HELAA ID	Site Address	Settlement	Parish
HSB0037a	Land between Southbourne and Hambrook	Southbourne	Southbourne

Site size (hectares)	Existing Use	Proposed Use
85.12	Agriculture with farm buildings and paddocks	Housing Mixed-use Employment

Site Description
Large open agricultural fields, with some buildings. Flat with open views. Some horse paddocks. Stretches from A27 southwards to the A259.

Suitability
The site is suitable subject to detailed consideration.

Availability
The site was submitted during the Call for Sites 2017 and is therefore considered available.

Achievability
There is a reasonable prospect that development would be achievable during the Plan period.

Yield	
Proposed (or estimated)	Source
2000	Promoter

Estimated timescales for delivery			
1 – 5 years	6 – 10 years	11 – 16 years	16+ years
0	0	1000	1000

Employment Uses
A1, A2, A3, A4, A5, B1, B2, B8, C1, D1, D2

HELAA ID	Site Address	Settlement	Parish
HSB0039	Land west of Oaks Farm	Southbourne	Southbourne

Site size (hectares)	Existing Use	Proposed Use
1.28	Agriculture	Housing

Site Description
Rectangular shaped field north of the A259.

Suitability
The site is suitable subject to detailed consideration.

Availability
The site was submitted during the Call for Sites 2017 and is therefore considered available.

Achievability
There is a reasonable prospect that development would be achievable during the Plan period.

Yield	
Proposed (or estimated)	Source
33	Promoter

Estimated timescales for delivery		
1 – 5 years	6 – 10 years	11 – 16 years
33	0	0

West Wittering

HELAA ID	Site Address	Settlement	Parish
HWW0002	Land west of Church Road	East Wittering	West Wittering

Site size (hectares)	Existing Use	Proposed Use
11.78	Agriculture	Housing

Site Description
Large irregular-shaped site comprised of two agricultural fields subdivided by a hedgerow. Scrubland to the south, agricultural fields to the west and east and residential dwellings to the north.

Suitability
The site is potentially suitable as it is located adjacent to the settlement boundary, subject to detailed consideration

Availability
The site was submitted during the Call for Sites 2016 and is therefore considered available.

Achievability
There is a reasonable prospect that development would be achievable during the Plan period.

Yield	
Proposed (or estimated)	Source
230	Promoter

Estimated timescales for delivery		
1 – 5 years	6 – 10 years	11 – 16 years
230	0	0

HELAA ID	Site Address	Settlement	Parish
HWW0004	Land at Eli's Lodge	East Wittering	West Wittering

Site size (hectares)	Existing Use	Proposed Use
0.65	Dwelling and curtilage	Housing

Site Description
Rectangular site to south of Scotts Farm caravan and camping site, north of Cakeham Road. Site includes dwelling and curtilage and large area of grassland.

Suitability
The site is suitable as it is adjacent to the existing settlement, subject to detailed consideration.

Availability
The site was submitted during the Call for Sites 2017 and is therefore considered available.

Achievability
There is a reasonable prospect that development would be achievable during the Plan period.

Yield	
Proposed (or estimated)	Source
14	Promoter

Estimated timescales for delivery		
1 – 5 years	6 – 10 years	11 – 16 years
14	0	0

Westhampnett

HELAA ID	Site Address	Settlement	Parish
HWH0007	Land west of Overnoons	Westhampnett	Westhampnett

Site size (hectares)	Existing Use	Proposed Use
1.18	Paddocks	Housing

Site Description
Rectangular site to south of Stane Street portioned into parcels. Open to north onto Stane Street with trees and hedgerow to southern boundary.

Suitability
The site is potentially suitable subject to detailed consideration.

Availability
The site was submitted during the Call for Sites 2016 and is therefore considered available.

Achievability
There is a reasonable prospect that development would be achievable during the Plan period.

Yield	
Proposed (or estimated)	Source
17	Promoter

Estimated timescales for delivery		
1 – 5 years	6 – 10 years	11 – 16 years
17	0	0

HELAA ID	Site Address	Settlement	Parish
HWH0009	Land west of The March CE School	Westhampnett	Westhampnett

Site size (hectares)	Existing Use	Proposed Use
3.09	Paddocks	Housing

Site Description
Large site to the south of Madgwick Lane and east of the The March CoE School. Site screened to north by treeline along Madgwick Road, open and exposed to the west. Site portioned into paddocks.

Suitability
The site is potentially suitable subject to detailed consideration relating to noise from Goodwood.

Availability
The site was submitted during the Call for Sites 2017 and is therefore considered available.

Achievability
There is a reasonable prospect that development would be achievable during the Plan period.

Yield	
Proposed (or estimated)	Source
74	CDC-derived

Estimated timescales for delivery		
1 – 5 years	6 – 10 years	11 – 16 years
46	28	0

Wisborough Green

HELAA ID	Site Address	Settlement	Parish
HWG0011	Land east of St Peter's Church	Wisborough Green	Wisborough Green

Site size (hectares)	Existing Use	Proposed Use
5.50	Agriculture	Housing

Site Description
Large site to the north-east of Wisborough Green, adjacent to Wisborough Green Primary School and St Peter's Church. The site comprises a series of fields. A PROW runs up the western side of the site, cutting west to east through the middle of the site and linking to a PROW on the eastern boundary. The site slopes gently upwards from the south. A hedge runs through the middle of the site subdividing the fields.

Suitability
The site is potentially suitable subject to detailed consideration of the impact of development on designated heritage assets.

Availability
The site was submitted during the Call for Sites 2016 and is therefore considered available.

Achievability
There is a reasonable prospect that development would be achievable during the Plan period.

Yield	
Proposed (or estimated)	Source
20	Promoter

Estimated timescales for delivery		
1 – 5 years	6 – 10 years	11 – 16 years
20	0	0