

Brownfield Land Register – Accessible Summary 2018

1 Introduction

The Government is committed to maximising the number of new homes built on suitable brownfield land and has set out its intention to ensure that 90% of suitable brownfield sites have planning permission by 2020.

This document provides a summary of the Council's brownfield land register, sets out the criteria for assessment of sites for inclusion on the register, and indicates which sites were excluded from the register.

The Council is legally required to prepare, maintain and publish a register of brownfield (previously developed) land within the District. Brownfield land registers are intended to provide up-to-date and consistent information on sites that local authorities consider to be appropriate for residential development.

The brownfield land register for Chichester District has been produced in accordance with the Town and Country Planning (Brownfield Land Register) Regulations 2017, which set out the requirements of the Register and what Local Planning Authorities are expected to produce.

What is brownfield land?

'Brownfield' or previously developed land is defined in Annex 2 of the National Planning Policy Framework (2012) as:

“Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously developed, but where the remains of the permanent structure have blended into the landscape in the process of time.”

2 Brownfield Land Register Requirements

Our brownfield land register aims to provide publicly available information on all known brownfield sites considered appropriate for residential development. It will contain data and maps of sites identified from site submissions and collated from existing data sources of Chichester District's Strategic Housing Land Availability Assessment (SHLAA) and Housing and Economic Land Availability Assessment (HELAA), existing planning permissions and pending planning decisions. The

register will be updated as new site information comes forward, and to remove sites where development has taken place.

The Register is in 2 parts:

1. Part 1 is a list of all brownfield sites that have been considered appropriate for residential development;
2. Part 2 is made up of sites which have been taken forward from Part 1 of the Register and given Permission in Principle (PiP).

If you have a site that may be of interest to us outside of the call for sites consultation, or you wish to be added to our consultation/update list, then please get in touch via email at planningpolicy@chichester.gov.uk

Criteria for inclusion in Part 1 of the Register

In order for sites to be included in Part 1 of the Register they must be considered appropriate for residential development and are required to meet the following criteria:

- The site must meet the definition of 'previously developed land' as set out in Annex 2 of the National Planning Policy Framework;
- The site must be at least 0.25 hectares in size, or capable of supporting at least 5 dwellings;
- The site must be 'suitable' for residential development – the land has extant planning permission for housing or housing-led development; has been allocated for development in the Local Plan, Site Allocation Development Plan Document or a Neighbourhood Plan; or is considered appropriate under Local Plan policy;
- The site must be 'available' for residential development – there is no impediment to development in terms of either ownership issues or legal constraints on the land; and
- Development of the land is considered 'achievable' – the land will be developed within 15 years.

The inclusion of a site in Part 1 of the Register does not mean it will automatically be granted planning permission or permission in principle.

Criteria for inclusion in Part 2 of the Register

Part 2 of the brownfield land register comprises only those sites in Part 1 that the Council has decided are suitable for a grant of permission in principle for residential development.

Sites deemed appropriate for permission in principle will only be entered onto Part 2 of the Register following appropriate publicity, notification and consultation requirements have been met, and other procedures set out in the regulations (such

as screening the site against EIA requirements, if necessary) have been met, and the Council remains of the opinion that permission in principle should be granted.

Permission in principle will be granted for the provision of a number of dwellings fall within the range specified in the relevant entry for Part 2 and for any non-residential development described in the entry.

Where a site is granted permission in principle, it must then be followed by an application for Technical Detail consent to agree the details of the scheme before it has full planning permission.

3 Brownfield Land Register (Part 1)

This section comprises a summary of Part 1 of the Council's Brownfield Land Register, listing all sites considered to be suitable, available and achievable for residential development in accordance with the criteria listed under Regulation 4 of the Brownfield Land Register Regulations. The list includes sites that have already been granted full or outline permission, but does not indicate which sites may be granted permission in principle.

The Brownfield Land Register has been compiled in accordance with the Brownfield Land Register Data Standard published by the Department for Communities and Local Government, and is set out in a standardised open spreadsheet with a consistent structure which is designed to enable analysis of the information by data analysis software. Local planning authorities are encouraged to make their registers available in this format so they can meet the requirements of any request for information issued by the Secretary of State. The government intends to 'harvest' the data from the spreadsheets to develop a more comprehensive understanding of the location and capacity of brownfield land suitable for development in England.

The full spreadsheet is available on the Council's website.

Methodology

A long list of sites was derived from planning application data, the Chichester Local Plan and Site Allocations Development Plan Document (DPD), housing monitoring and the Council's Housing and Economic Land Availability Assessment (HELAA). HELAA sites promoted to the Council in 2016, 2017 and 2018 have been included. The list of sites compiled exclude those sites allocated for employment uses in the Local Plan, Site Allocation DPD and Neighbourhood Plans.

The long list of sites was subject to a site assessment process, which is set out in Annex 1 to this report.

The list of excluded sites and the justification is set out in Annex 2.

The Council has a duty to keep the Brownfield Land Register updated annually. This includes removing sites which no longer meet the criteria for entry. The sites

removed from Part 1 of the Register are listed in Annex 3. Maps corresponding to each site on Part 1 of the Register are in Annex 4.

Summary of Brownfield Land Register (Part 1)¹

Site Reference	HELAA Reference	Site Name	Parish	Site area (hectares)	Planning status	Planning application reference	Number of dwellings proposed	Description of proposed development	Notes
BLR0002	HCC0025	Land south of Graylingwell Drive,	Chichester	7.42	Permissioned	15/00743/OUT 17/02571/REM	160	Demolition of existing hospital buildings and development of up to 160 new homes including retention and improvement of sports pitch/open space; new pavilion and children's play area; retention of Martin's Farm house for residential use (included in 160 unit total); access arrangements and ancillary works and demolition of pavilion	
BLR0003	N/A	St Wilfrids Hospice, Grosvenor Road, Donnington	Donnington	0.68	Permissioned	15/01583/OUT	21	Demolition of existing hospice and replacement with 21 no. residential dwellings	
BLR0004	HSY0009	Home Farm Hostel, Chichester Road, Selsey	Selsey	0.14	Permissioned	17/00447/FUL	10	Change of use of existing agricultural workers accommodation to 10. No residential dwellings and associated works	
BLR0005	HLV0003	Land west of Maddoxwood Cottage, Lavant Road, Chichester	Lavant	0.5	Permissioned	17/02581/FUL	10	Erection of 10. No dwellings with the associated car parking and landscaping and retention of Maddoxwood House). Provision of a foot/cycle path	Allocated for housing development within the made Lavant Neighbourhood Development Plan
BLR0007	N/A	Brewhurst Mill, Brewhurst Lane, Loxwood	Loxwood	1.47	Permissioned	15/01235/FUL	1	Residential conversion of part of Brewhurst Mill to dwelling	
BLR0008	N/A	Co-operative Food,	Tangmere	0.27	Permissioned	16/04038/FUL	3	Change of use of upper	

¹ Note that where there are gaps in the site references e.g. BLR0001 this means this entry has been removed from the Register.

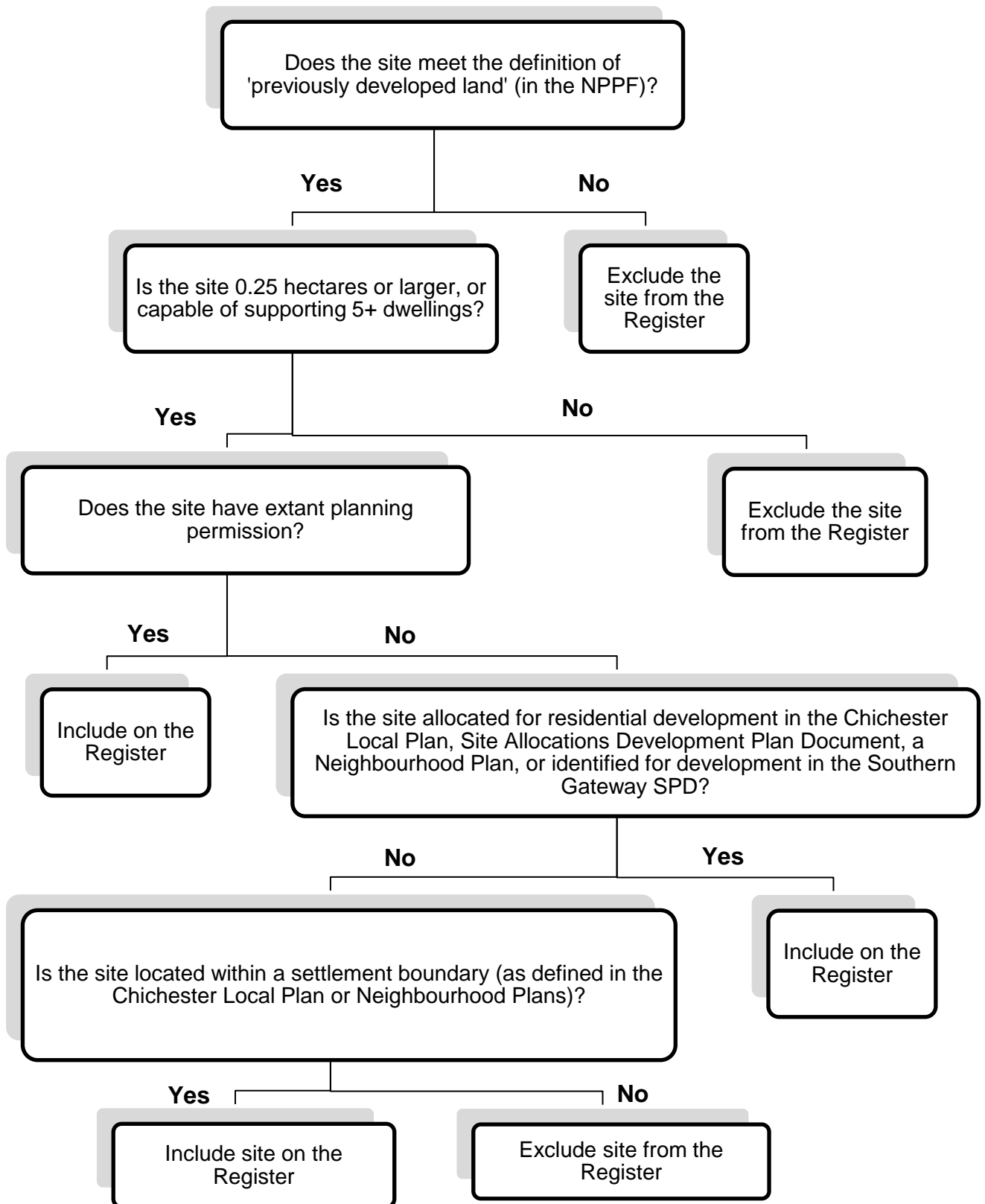
Site Reference	HELAA Reference	Site Name	Parish	Site area (hectares)	Planning status	Planning application reference	Number of dwellings proposed	Description of proposed development	Notes
		Malcolm Road, Tangmere						floors from vacant (A4) to 3 no. residential apartments (C3) including installation of external stair, bin and cycle store and car parking spaces.	
BLR0009	HCC0035	Land at the Tannery, Westgate	Chichester	0.55	Not permitted		16		Density calculated using 30 dwellings per hectare
BLR0010	HCC0040	Metro House, Northgate	Chichester	0.2	Not permitted		6		Density calculated using 30 dwellings per hectare
BLR0011	HCC0041	Land at Police Station, Kingsham Road	Chichester	0.69	Not permitted		20		Density calculated using 30 dwellings per hectare Part of proposed allocation at the Southern Gateway in the Preferred Approach Local Plan
BLR0012	HOV0003	Former Portfield Depot and UMA House, Oving	Oving	2.15	Permitted	16/02321/OUT	571 student bedrooms	Outline application for the re-development of the site to provide student housing of up to 521 bedrooms with a supporting student hub building, associated amenities, parking and landscaping	571 student bedspaces equivalent to 130 dwellings
BLR0013	N/A	Tangmere Academy, Bishops Road	Tangmere	1.21	Not permitted		36		Density calculated using 30 dwellings per hectare.

Site Reference	HELAA Reference	Site Name	Parish	Site area (hectares)	Planning status	Planning application reference	Number of dwellings proposed	Description of proposed development	Notes
									Allocated for housing development within the made Tangmere Neighbourhood Development Plan
BLR0014	HFB0024	98 Fishbourne Road West	Fishbourne	0.33	Permissioned	17/03564/FUL	6	Replacement building providing six, two bedroom apartments, parking and associated works	
BLR0015	HWG0017	Clark's Yard, Billingshurst Road	Wisborough Green	0.6	Not permissioned		11		Allocated for housing development within the made Wisborough Green Neighbourhood Development Plan
BLR0016	HCH0020 (part)	Jutland House, Kiln Drive (Lion Park), Hambrook	Chidham & Hambrook	0.16	Permissioned	17/02254/FUL	8	Change of use of existing vacant building to 8 no. apartments (5 no. 2 bed, 3 no. 1 bed) on ground, first and second floor, with flexible A2/B1a/D1 (health/medical) use on one half of the ground floor, including elevational alterations, parking and landscaping	
BLR0017	HCH0021	Greenacre Nursery	Chidham & Hambrook	0.75	Permissioned	16/04132/OUT	10	Reuse of previously developed land for residential development of 10 no. dwellings and associated works	
BLR0018	N/A	Royal Oak, Stocks Lane	East Wittering & Bracklesham	0.24	Permissioned	18/00016/FUL	10	Retention of the former Royal Oak public house and demolition of dog grooming business. Provision of 8 no. ancillary	

Site Reference	HELAA Reference	Site Name	Parish	Site area (hectares)	Planning status	Planning application reference	Number of dwellings proposed	Description of proposed development	Notes
								accommodation units at ground, first and second floors of public house, together with proposed internal and external alterations and associated parking and landscaping. Erection of a terrace of 9 no. dwelling units (consisting of 1 no. 3 bedroom house, 1 no. 4 bedroom house, 2 no. 1 bedroom flats, 4 no. 2 bedroom flats and 1 no. 3 bedroom flat) and the erection of 1 no. 3 bedroom chalet bungalow together with associated parking and landscaping at Stocks Lane, East Wittering	
BLR0019	N/A	49-51 Fishbourne Road East	Fishbourne	0.62	Permissioned	17/01287/FUL	37	The comprehensive redevelopment of the former Downland House HQ office site at 49-51 Fishbourne Road East, Chichester for 37 new affordable homes, comprising 30 shared ownership apartments, 5 affordable rent houses and 2 affordable rent apartments; car and cycle parking; vehicle and pedestrian access off Fishbourne Road East; landscaping; boundary treatment; amenity space and other ancillary development requirements.	

Site Reference	HELAA Reference	Site Name	Parish	Site area (hectares)	Planning status	Planning application reference	Number of dwellings proposed	Description of proposed development	Notes
BLR0020	HEWB0014	South Downs Holiday Park	East Wittering & Bracklesham	2.10	Permissioned	18/00753/OUT	85	Redevelopment of the former South Downs Holiday Park with the erection of 85 dwellings with vehicular access, Local Equipped Area for Play, public open space, landscaping, footpath links and other related infrastructure	

Annex 1 – Site Assessment Process



Annex 2 – Sites excluded from the Brownfield Land Register

Site Name	Parish	Justification for exclusion from Brownfield Land Register
Land at Kelly's Nursery, Bellfield Nursery & Koolbren Nursery (horticulture)	Birdham	Does not meet definition of previously developed land
Wophams Lane Nursery (horticulture)	Birdham	Does not meet definition of previously developed land
Chichester Marina	Birdham	Outside settlement boundary
Land at Russell's Garden Centre	Birdham	Outside settlement boundary
The French Gardens	Bosham	Outside settlement boundary
Southfield, Delling Lane	Bosham	Outside settlement boundary
Knapp Farm	Bosham	Outside settlement boundary
Swan Field	Bosham	Outside settlement boundary
Land at Fairyhill and Fairy Cottage, Old Broyle Road	Chichester	Outside settlement boundary
Land to the rear of Far Close and Oaklands	Chidham & Hambrook	Outside settlement boundary
Land at Coombe Leigh	Chidham & Hambrook	Outside settlement boundary
Land at Hamcroft between Nutbourne West and East	Chidham & Hambrook	Outside settlement boundary
Broad Road Nursery (horticulture)	Chidham & Hambrook	Does not meet definition of previously developed land
Land at Springfield House and north of Aviary Close	Chidham & Hambrook	Outside settlement boundary
Earnley Concourse	Earnley	Outside settlement boundary
South Downs Holiday Park	East Wittering	Outside settlement boundary
Crooked Mead Farm, A27	Fishbourne	Outside settlement boundary
Land to rear of 69 Fishbourne Road	Fishbourne	Outside settlement boundary
Land to rear of 98 Fishbourne Road	Fishbourne	Outside settlement boundary
Land at Four Ways, Clay Lane	Fishbourne	Outside settlement boundary
New Barn	Funtington	Outside settlement boundary
Mudberry Barn	Funtington	Outside settlement boundary
Land at Farmfield Nursery (horticulture)	Hunston	Does not meet definition of previously developed land
Land at Loxwood House	Loxwood	Outside settlement boundary
Vinnetrow Business Park	North Mundham	Outside settlement boundary
Land at Lowlands	North Mundham	Outside settlement boundary
Drayton Manor Former Landfill Site	Oving	Does not meet definition of previously developed land
Drayton Depot	Oving	Outside settlement boundary
Land at Shopwyke Industrial Centre	Oving	Outside settlement boundary
Land at Oving Manor	Oving	Outside settlement boundary
Chichester Garden Centre	Oving	Outside settlement boundary
Sherwood Nursery (horticulture plus dwelling)	Oving	Outside settlement boundary
Lansdowne Nursery (horticulture plus dwelling)	Oving	Outside settlement boundary
Land at Springfield Farm	Plaistow & Ifold	Outside settlement boundary
Land at Greenwood Plants, (horticulture)	Sidlesham	Does not meet definition of previously developed land Outside settlement boundary
Land north of Main Road at Oaks	Southbourne	Outside settlement boundary

Farm and Scrap Yard		
Land at Wayside Cottage	Southbourne	Outside settlement boundary
Land at Cooks Farm	Southbourne	Outside settlement boundary
Land at Willowbrook Riding Centre	Southbourne	Outside settlement boundary
Gosden Green Nurseries	Southbourne	Outside settlement boundary
Penn Farm	Southbourne	Outside settlement boundary
Land at City Fields Way (East of Fire Depot)	Tangmere	Outside settlement boundary Allocated for employment uses in Tangmere Neighbourhood Plan
Concrete Apron, Tangmere	Tangmere	Outside settlement boundary
Land at the Boatyard	West Itchenor	Outside settlement boundary
Land at Eli's Lodge	West Wittering	Outside settlement boundary
Land at Bramber Plant Centre, (horticulture)	West Wittering	Outside settlement boundary
Goodwood Aerodrome and Motorcircuit	Westhampnett	Outside settlement boundary
Wharf Farm, Newbridge Lane	Wisborough Green	Outside settlement boundary
Ansells Yard, Kirdford Road	Wisborough Green	Outside settlement boundary
Winterfold	Wisborough Green	Outside settlement boundary

Annex 3 – Sites removed from Part 1 of the Register

Site Reference	Site Name	Reason for removal
BLR0001	Bartholomews Specialist Distribution	Under construction
BLR0006	Camellia, Chalk Road, Loxwood	Development completed