



Site Allocation Development Plan Document 2014-2029

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1 . Introduction

Introduction

1.1 The Site Allocation Development Plan Document (DPD) represents the second part and 'daughter' document to the adopted Chichester Local Plan: Key Policies 2014-2029. The DPD does not relate to that part of the District within the South Downs National Park.

1.2 The DPD has evolved through extensive consultation and research to determine the approaches to the allocation of housing and employment sites.

What is the Site Allocation Development Plan Document?

1.3 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.

1.4 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.

1.5 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 and South Downs Joint Minerals Plan (August 2018)
- Made Neighbourhood Plans

1.6 The sites identified in the DPD will comprise the following:

Residential Sites

1.7 Sites identified in the DPD are above 0.25 hectares in size or capable of accommodating at least 5 dwellings.

1.8 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; 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

1.9 The need to allocate sites within or close to Chichester city is identified at paragraph 6.7 and Policy 11 of the Chichester Local Plan. 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

1.10 The DPD reviews the settlement boundaries from the Chichester District Local Plan (adopted 1999), with the exception of parishes where a neighbourhood plan has been undertaken that allocates sites for housing. The Site Allocation Methodology and Assessment Document provide further information on the process.

1.11 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 Lynchmere, North Mundham and West Wittering have been amended within the DPD.

Local Centres

1.12 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. The emerging Selsey Neighbourhood Plan defines local centres and is at an advanced stage of its preparation.

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

Relationship to the adopted Chichester Local Plan

1.14 The DPD will form part of the development plan for the Chichester Local Plan Area. It will sit alongside the adopted Chichester Local Plan: Key Policies 2014-2029 and those neighbourhood plans which have been ‘made’.

1.15 The DPD reflects the development strategy set out in the Chichester Local Plan.

1 . Introduction

National Policy Context

National Planning Policy Framework

1.16 The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) 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.

1.17 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

1.18 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.

1.19 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.

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

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

Relationship with Neighbourhood Planning

1.22 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.

1.23 Where either (a) a parish council has decided not to prepare a neighbourhood plan; (b) a 'made' neighbourhood plan does not identify housing sites or (c) the Pre-Submission stage of a neighbourhood plan had not been reached by January 2017, the DPD includes site(s) for that parish.

1.24 How the housing numbers used within the DPD have arisen: Policy 5 of the Chichester Local Plan seeks delivery of small scale housing sites and includes an indicative number of dwellings to be identified within individual parishes to ensure the delivery of a total of 860 dwellings on parish housing sites 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 indicates how the housing numbers for each parish are being met.

Table 1.1 Local Plan housing provision and delivery by parish

Parish	Local Plan Parish Indicative housing numbers	Planning permission counting towards parish numbers	Additional housing sites identified in NP	Housing sites proposed in Site Allocation DPD	Total housing provision identified	Current status of NP
Birdham	50	70	-	-	70	Made July 2016
Bosham	50	0	0	50 ¹	50	Made November 2016
Boxgrove	25	22	To be determined	22 ¹	22	Examination in progress
Chichester city	235	245	-	177 ¹	245	No NP in preparation
Chidham & Hambrook	25	114	-	-	114	Made September 2016
Donnington	50	137	-	-	137	No NP in preparation
Fishbourne	50	49	15	-	64	Made March 2016
Hunston	25	18	-	7 ¹	25	No NP in preparation
Kirdford	60	0	60	-	60	Made July 2014
Loxwood	60	43	17	-	60	Made July 2015
Lynchmere	10	0	-	-	0	No NP in preparation

1 . Introduction

North Mundham	25	48	-	-	-	No NP in preparation
Plaistow & Ifold	10	0	10	10	10	Submitted to CDC
Southbourne (excluding village)	50	55	-	-	55	Made December 2015
West Wittering	50	50	-	-	0	No NP in preparation
Westbourne	25	16	12	-	28	Examination in progress
Wisborough Green	60	57	11	-	68	Made July 2016

Notes: Table includes parishes where an indicative housing requirement is set in Local Plan Policy 5.

¹ *DPD allocations which already have planning permission*

1.25 As shown in Table 1.1, the housing requirement has been met in the majority of parishes either in 'made' neighbourhood plans, those that have reached an advanced stage or through planning permissions granted. Taking account of the housing already identified from these sources, the Site Allocation DPD allocates sites to meet the outstanding requirements as set out below.

Bosham Parish

Land at Highgrove Farm - 50 dwellings

Boxgrove Parish

Land west of The Street - 22 dwellings

Chichester City

Adjacent Tesco Petrol Station, Fishbourne Road - 134 student flats²

Bartholomew's, Bognor Road - 57 dwellings

117 The Hornet - 35 dwellings

Shopwyke Strategic Development Location, Oving - 85 dwellings (in addition to 500 already allocated in the Chichester Local Plan Policy 16)

Hunston Parish

Land South of Reedbridge Farm - 7 dwellings

Plaistow and Ifold Parish

Land north of Little Springfield Farm - 10 dwellings

² *These provide specialist accommodation for students and are not counted towards meeting the parish housing requirement for Chichester city.*

1.26 There is no allocation for Lynchmere. This is because no suitable sites have been identified in that Parish. However, Chichester Local Plan Policy 5 sets out an indicative housing number only and through neighbourhood plans, planning permissions granted for 6+ dwellings and these allocations, the total number of dwellings required on parish housing sites in the Plan period will be exceeded.

1.27 How the employment numbers used within the DPD have arisen: Chichester Local Plan Policy 3 makes provision for around 25 hectares of new employment land suitable for Business Use Classes (B1-B8) uses, comprising around 5 hectares of office space and around 20 hectares of industrial/warehousing space. Chichester Local Plan Policy 11 further indicates that around 15-20 hectares of the required total will be allocated within or close to Chichester city, including up to 5 hectares suitable for B1a office uses and 10-15 hectares of land suitable for light industrial/warehousing uses. Further assessment undertaken by the Council indicates that the outstanding overall B1a office requirement would equate to 5 hectares, which would be approximately 14,000 sq.m if provided as traditional office buildings in a town centre or urban location.

1.28 Taking account of outstanding employment sites carried forward from the 1999 Local Plan, strategic employment allocated in the Local Plan and planning permissions already granted, there is a remaining requirement to identify 5.2 hectares of land for industrial/warehousing uses and approximately 11,500 sq.m B1a office floorspace within or close to the city. The Site Allocation DPD allocates sites to meet these requirements as set out in paragraph 5.11.

Proposed Allocations

1.29 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.

2 . Policy SA1

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 Chichester Local Plan: Key Policies 2014 - 2029 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 policy for each site.

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.

The delivery of proposals and sites will be monitored in line with the indicators and targets set out in the monitoring framework.

Bosham Parish

- 3.1** Policy 5 of the Chichester Local Plan provides an indicative housing number of 50.
- 3.2** The Bosham Neighbourhood Plan was made in November 2016, however it does not allocate sites.
- 3.3** The allocated site 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 allocation.

Policy BO1

Land at Highgrove Farm

Land at Highgrove Farm, east of Broadbridge, Bosham is allocated for 50 dwellings on 2.2ha. The site boundary and settlement boundary is shown on Inset Map 1 of the Site Allocation DPD and the Chichester Local Plan: Key Policies 2014-2029 policies map.

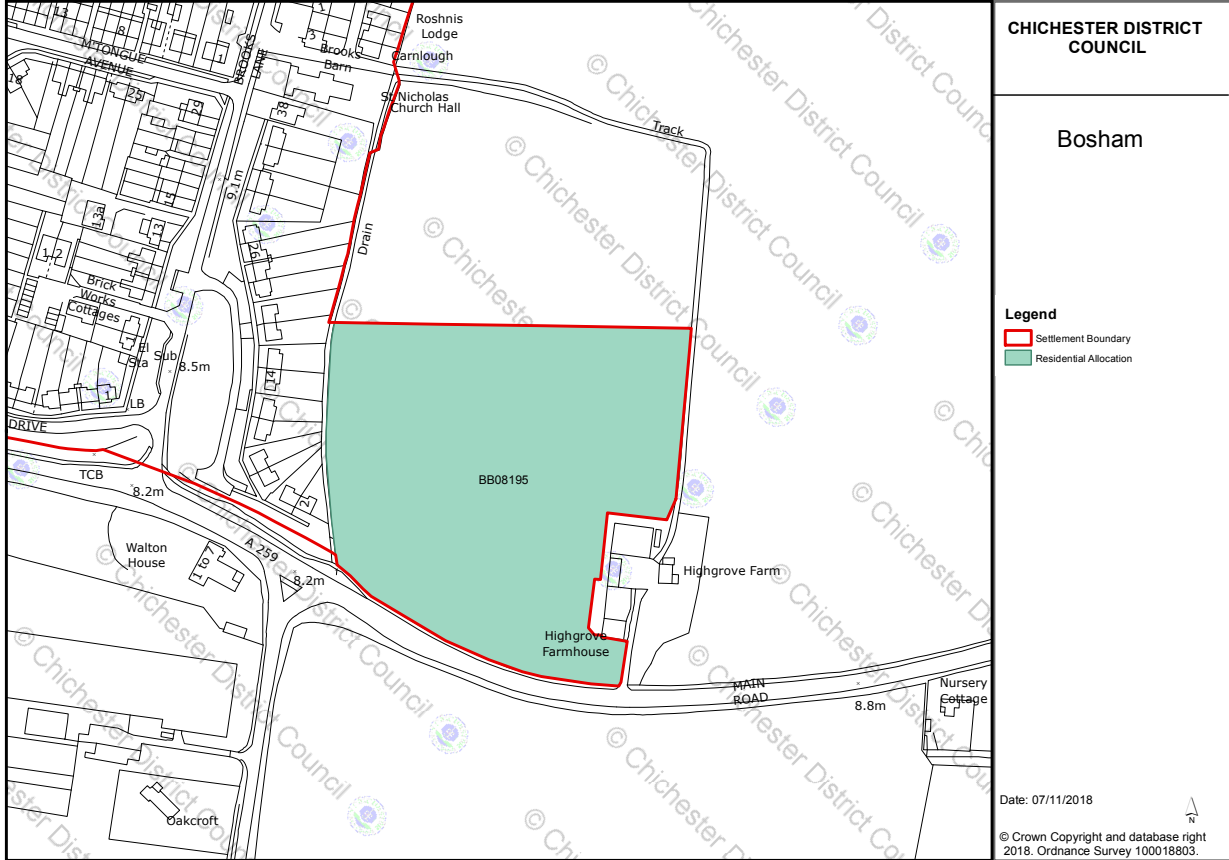
The site will be developed in accordance with the following site specific criteria.

Development shall:

- ensure the layout, height and mass of buildings respect the character and setting of nearby development 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;
- provide open space and/or green buffer landscaping to the north and east of the new development;
- provide a connection to the nearest point of adequate capacity in the sewage network, in collaboration with the service provider; and
- take account of any adverse effect on foraging habitat for Solent Wader and Brent Goose associated with the Chichester and Langstone Harbours SPA.

3 . Bosham Parish

Inset Map 1:



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, which is currently at Examination.
- 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 site is identified on Inset Map 2. 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 allocation.

4 . Boxgrove Parish

Policy BX1

Land west of the Street

Land west of the Street is allocated for residential development for about 25 dwellings on 0.76ha with the site boundary and settlement boundary being shown on Inset Map 2 of the Site Allocation DPD and the Chichester Local Plan: Key Policies 2014-2029 policies map.

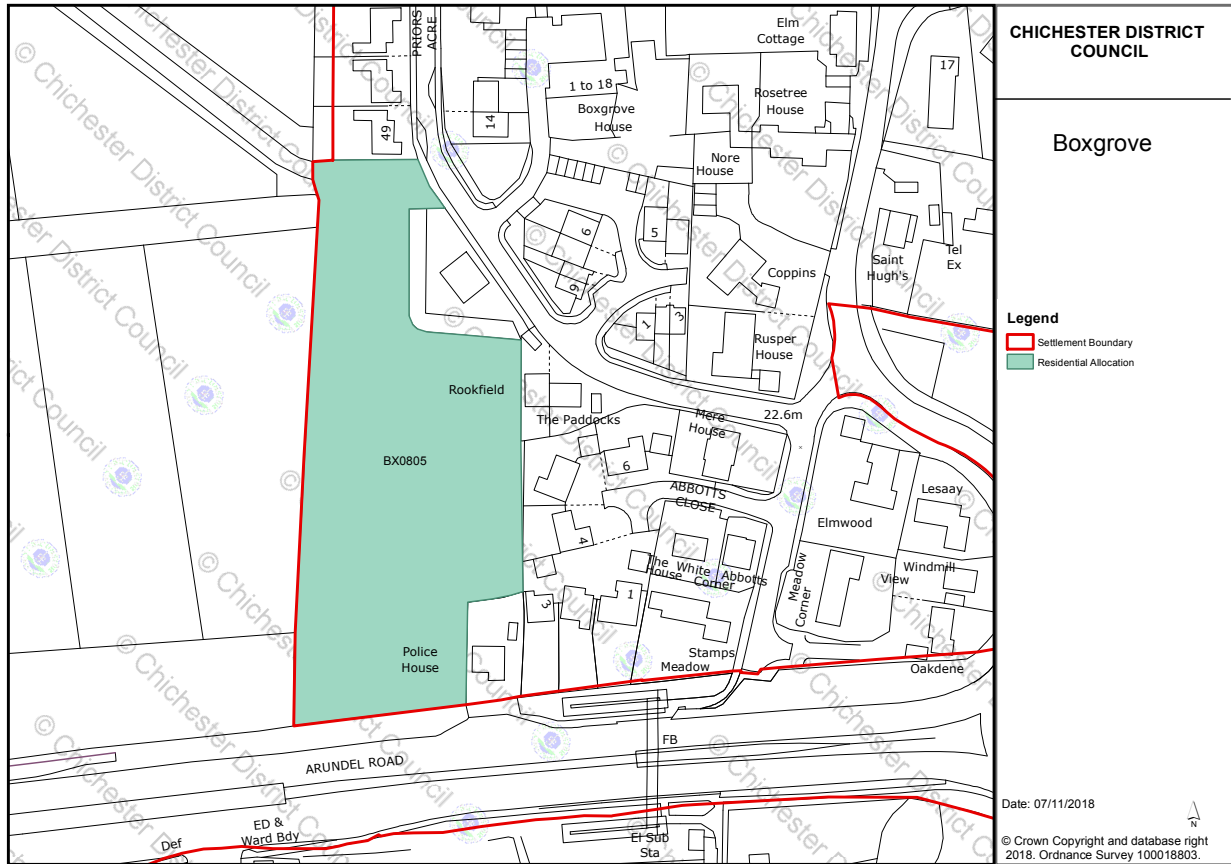
The site will be developed in accordance with the following site specific criteria.

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 assessment;
- provide appropriate noise mitigation measures from the A27;
- provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider; and
- consider the presence of minerals and the impact of sterilisation, as required by National Policy, as set out in the relevant safeguard policy. The Minerals Planning Authority should be consulted on development proposals.

4 . Boxgrove Parish

Inset Map 2:



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 (CC7) and Springfield Park (CC8).

5.9 The Council acknowledges that, based on current evidence, student accommodation does not currently contribute to the overall housing requirement. However land is identified for student development at land adjacent to Tesco Petrol Station (student accommodation) (CC1) to ensure that the proposal does take place.

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)
Bartholomews	57
117 The Hornet	35
Shopwyke SDL	85
Total	177

5 . Chichester City

5.11 There is an outstanding requirement to identify 5.2 hectares of land for industrial/warehousing uses and around 5 hectares or approximately 11,500 sq.m of B1a office floorspace within or close to Chichester city. This takes account of existing Local Plan allocations and planning permissions granted. These requirements will be addressed through the employment allocations listed in Table 5.2 below.

Table 5.2 Chichester Employment Allocations

Allocations suitable for industrial/warehousing uses (B1-B8)	
Location / Address	Provision (ha)
Fuel Depot Site, Bognor Road (CC7)	3.8 (excluding site identified for waste uses in the Waste Local Plan 2014)
Springfield Park (adjacent to Fuel Depot) (CC8)	2.2
Total	6.0 ha

Table 5.3

Allocations suitable for B1a office uses	
Location / Address	Provision (sq.m)¹
High School, Kingsham Road (CC5)	7,200 ¹
Plot 12, Terminus Road (Chichester Enterprise Zone) (CC6)	2,400 ¹
Total	9,600

¹ B1a office floorspace provision will be subject to detailed assessment at the planning application stage.

5.12 As indicated in the table, the B1a office floorspace provision falls slightly short of the identified requirement by just under 2,000 sq.m. However, it is anticipated that further opportunities for B1a office floorspace will come forward through the Chichester Vision and as part of mixed use development proposals on the sites identified in the Southern Gateway Masterplan. These additional sources are expected to make up any shortfall in office space in the city.

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. The site boundary is shown on Inset Map 3 of the Site Allocation DPD and the Chichester Local Plan: Key Policies 2014-2029 policies map.

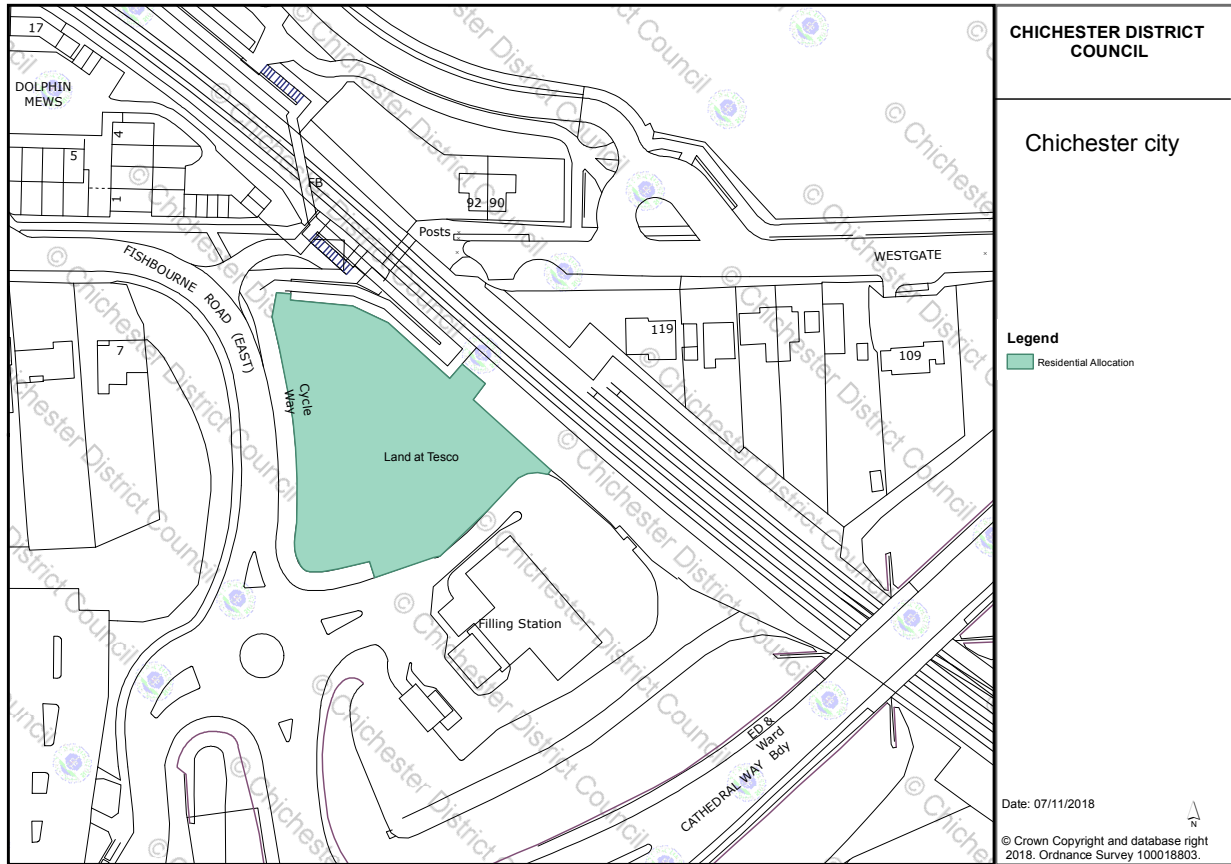
The site will be developed in accordance with the following site specific criteria.

Development shall:

- ensure the layout, height and mass of buildings respect the character and setting of nearby development 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 in relation to surrounding development and protects views of the cathedral;
- investigate the extent and type of any contamination on the site to identify any necessary mitigation measures required;
- consider the presence of minerals and the impact of sterilisation, as required by National Policy, as set out in the relevant safeguard policy. The Minerals Planning Authority should be consulted on development proposals;
- 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

Inset Map 3:



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 boundary is shown on Inset Map 4 of the Site Allocation DPD and the Chichester Local Plan: Key Policies 2014-2029 policies map.

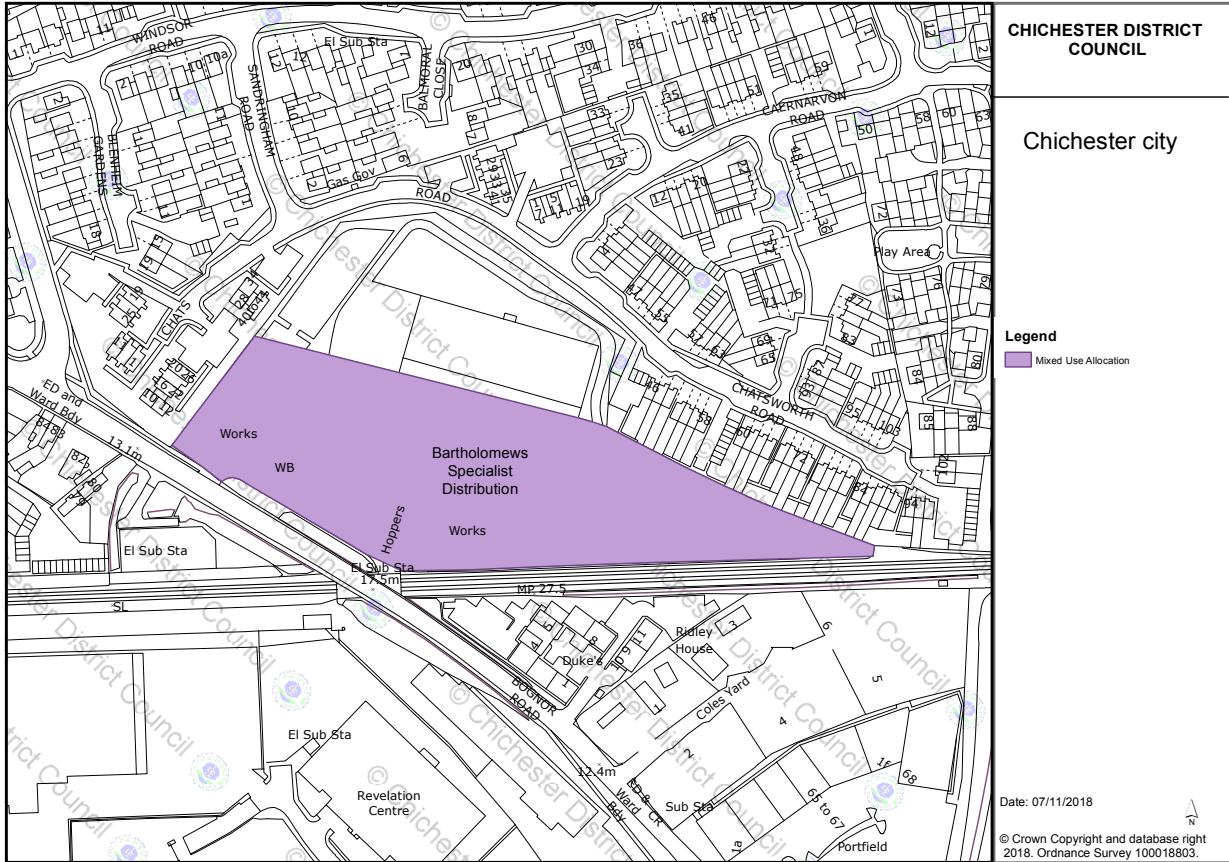
The site will be developed in accordance with the following site specific criteria.

Development shall:

- ensure the layout, height and mass of buildings respect 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;
- consider the presence of minerals and the impact of sterilisation, as required by National Policy, as set out in the relevant safeguard policy. The Minerals Planning Authority should be consulted on development proposals; and
- provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.

5 . Chichester City

Inset Map 4:



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 boundary is shown on Inset Map 5 of the Site Allocation DPD and the Chichester Local Plan: Key Policies 2014-2029 policies map.

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

Development shall:

- ensure the layout, height and mass of buildings 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;
- consider the presence of minerals and the impact of sterilisation, as required by National Policy, as set out in the relevant safeguard policy. The Minerals Planning Authority should be consulted on development proposals; and
- provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.

5 . Chichester City

Inset Map 5:



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 about 585 homes with the site boundary being shown on Inset Map 6 of the Site Allocation DPD and the Chichester Local Plan: Key Policies 2014-2029 policies map.

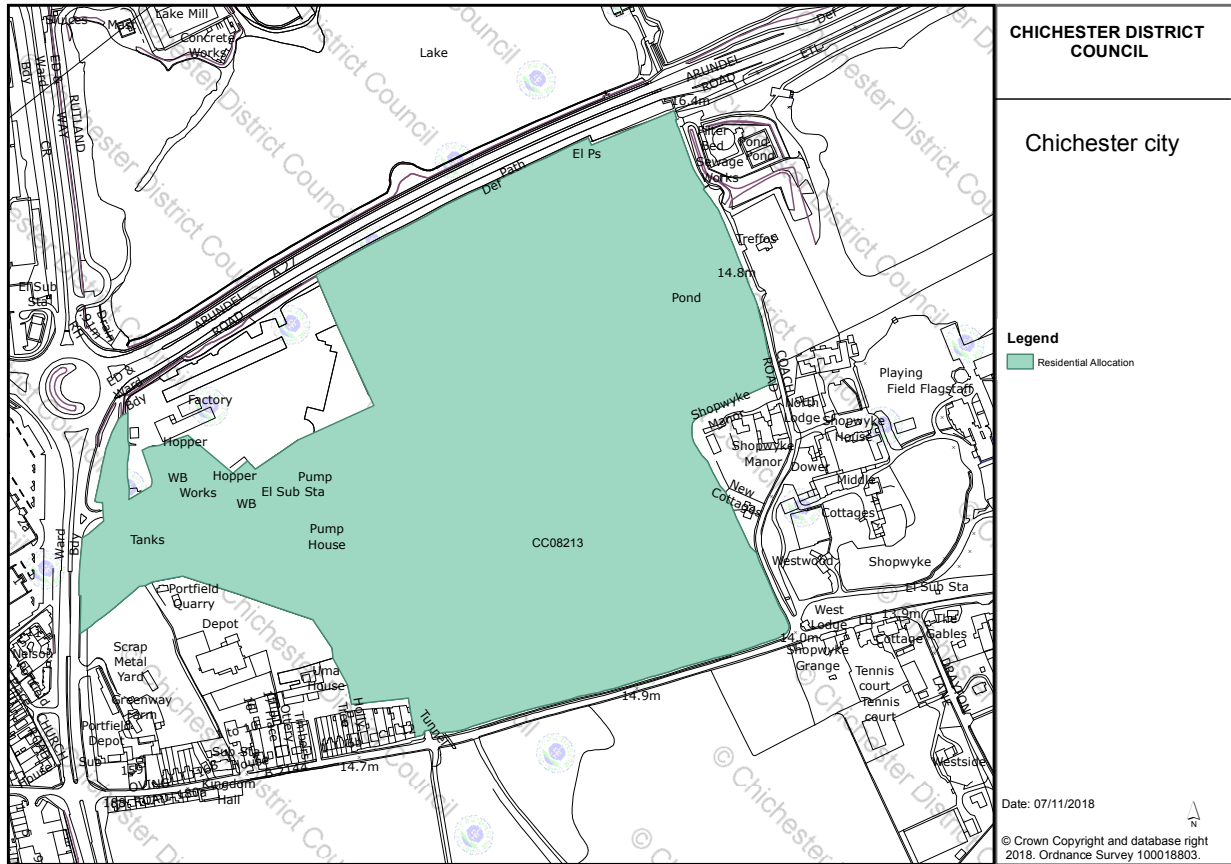
The site will be developed in accordance with the following site specific criteria.

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:
 - ensure the layout, height and mass of buildings respect the character and setting of nearby development 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 on the edge of the city and protects long distance views of the cathedral;
 - investigation of the extent and type of any contamination on the site to identify any necessary mitigation measures required; and
 - provide a connection to the nearest point of adequate capacity in the sewage network, in collaboration with the service provider.

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Inset Map 6:



Policy CC5

Boys High School, Kingsham Road

Land at High School, Kingsham Road is allocated for B1 employment on 1.07 ha, with the site boundary being shown on Inset Map 7 of the Site Allocation DPD and the Chichester Local Plan: Key Policies 2014-2029 policies map.

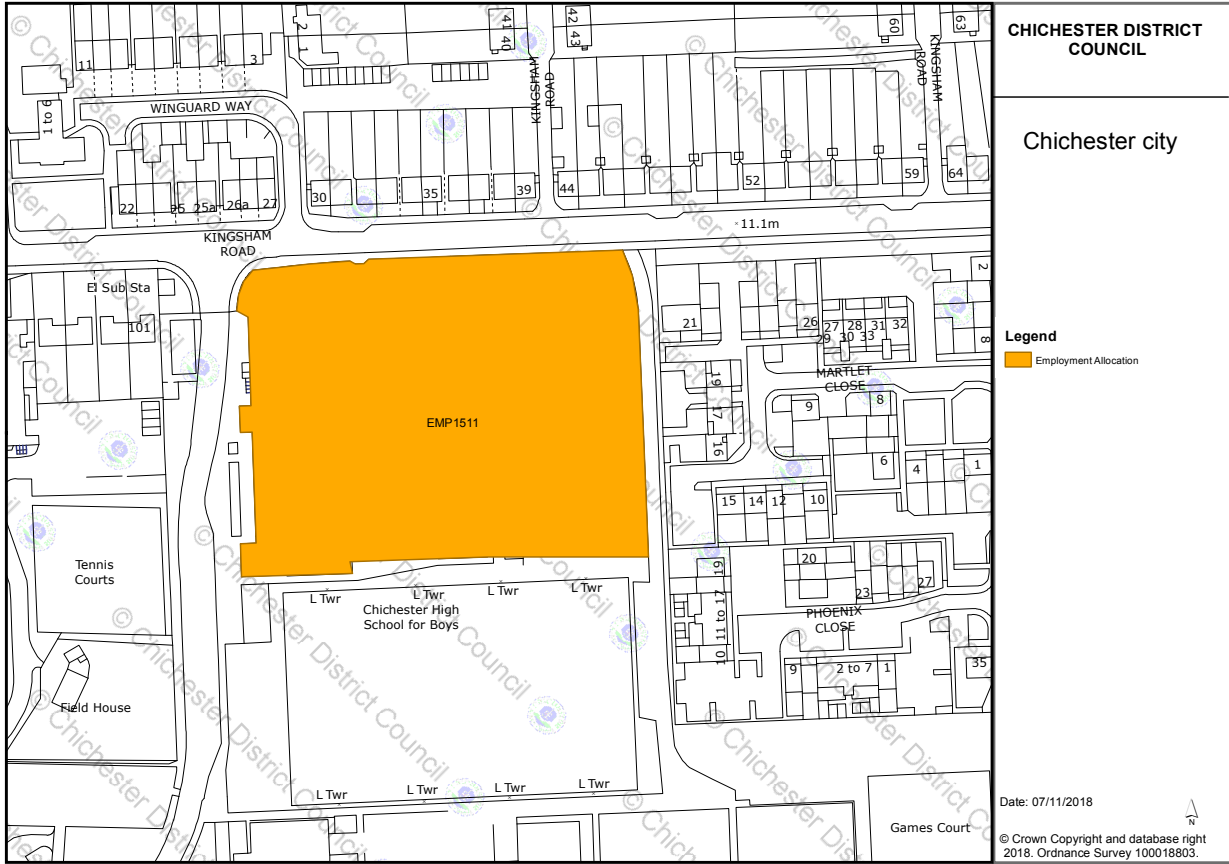
The site will be developed in accordance with the following site specific criteria.

Development shall:

- include approximately 7,200 square metres of floorspace suitable for B1a office uses;
- ensure the layout, height and mass of buildings respect the character and setting of nearby development 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
- consider the presence of minerals and the impact of sterilisation, as required by National Policy, as set out in the relevant safeguard policy. The Minerals Planning Authority should be consulted on development proposals.

5 . Chichester City

Inset Map 7:



Policy CC6

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, with the site boundary being shown on Inset Map 8 of the Site Allocation DPD and the Chichester Local Plan: Key Policies 2014-2029 policies map.

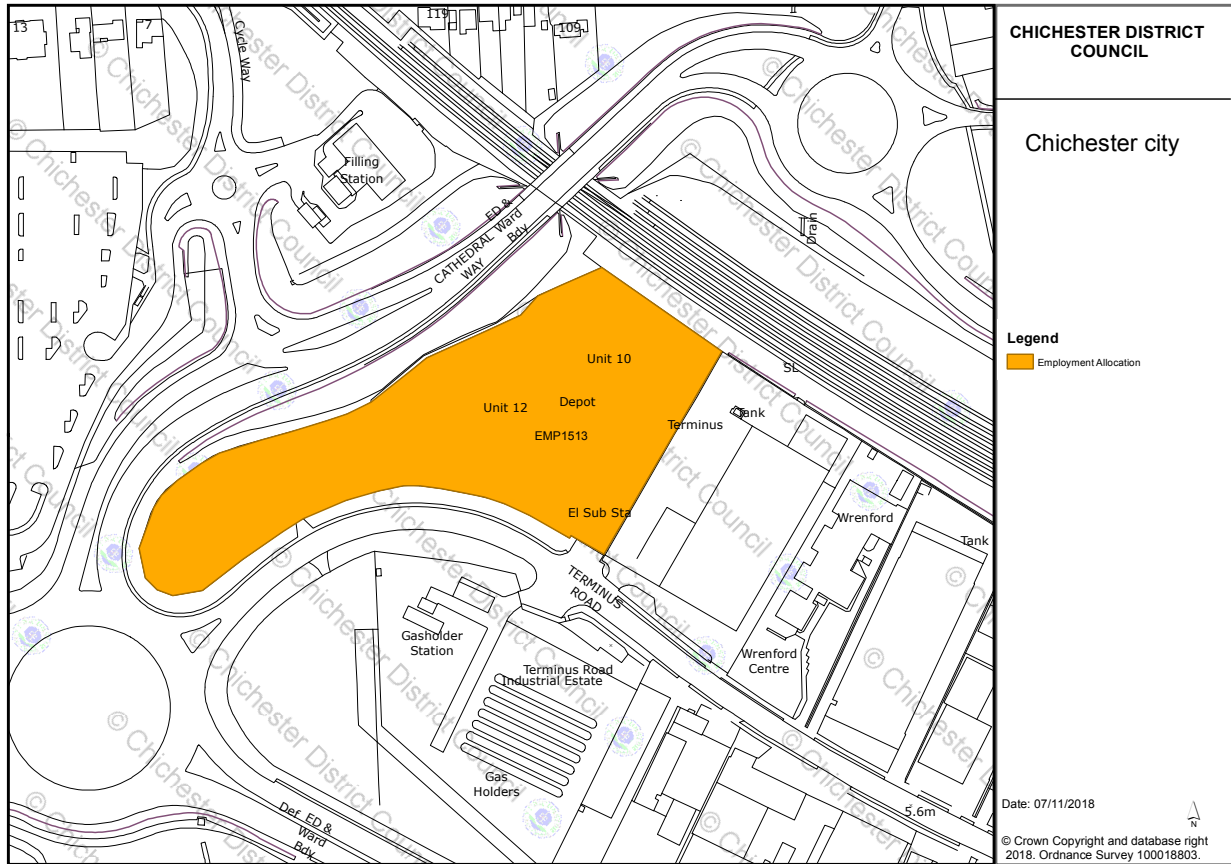
The site will be developed in accordance with the following site specific criteria.

Development shall:

- include approximately 2,400 square metres of floorspace should be suitable for B1a office uses;
- ensure the layout, height and mass of buildings respect the character and setting of nearby development 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
- consider the presence of minerals and the impact of sterilisation, as required by National Policy, and set out in the relevant safeguarding policy. The Minerals Planning Authority should be consulted on development proposals.

5 . Chichester City

Inset Map 8:



Policy CC7

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) with the site boundary being shown on Inset Map 9 of the Site Allocation DPD and the Chichester Local Plan: Key Policies 2014-2029 policies map.

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

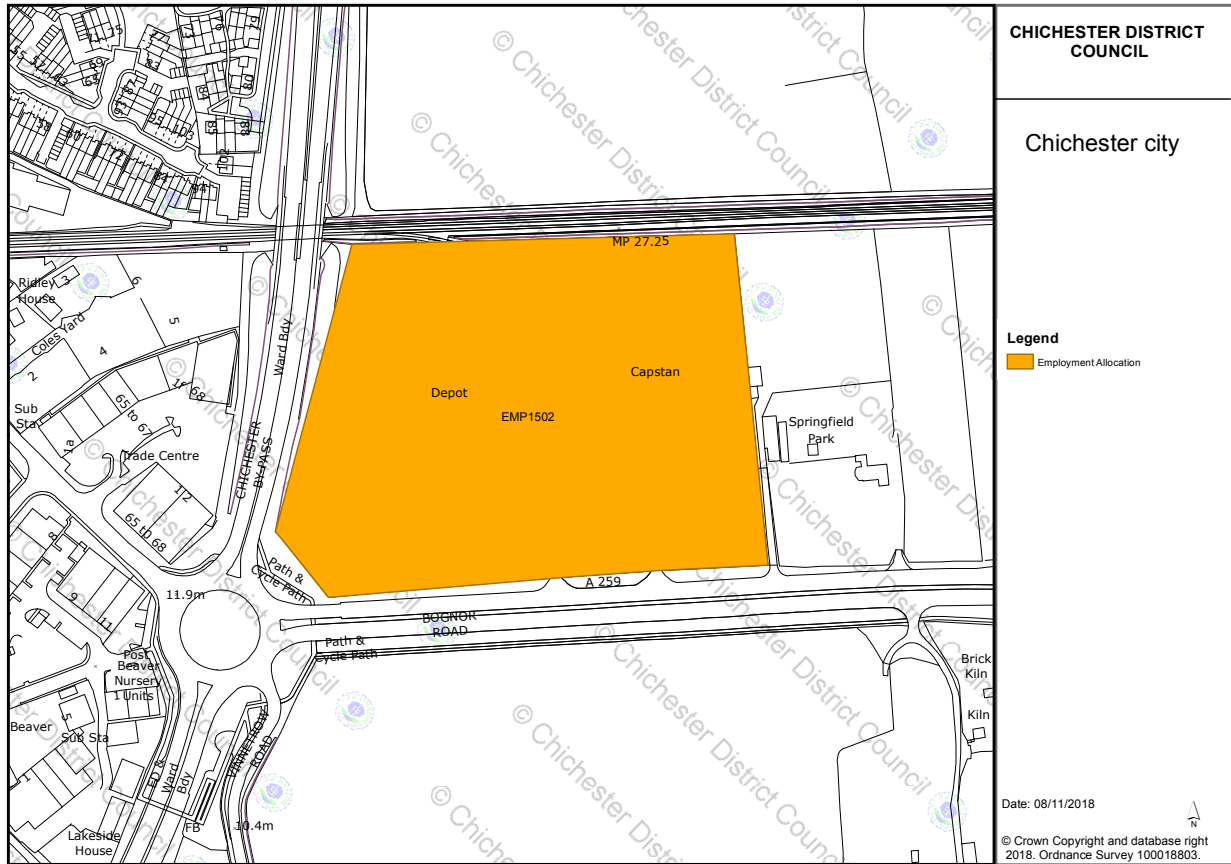
Development shall:

- 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;
- consider the presence of minerals and the impact of sterilisation, as required by National Policy, as set out in the relevant safeguard policy. The Minerals Planning Authority should be consulted on development proposals; 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

Inset Map 9:



Policy CC8

Springfield Park (adjacent to Fuel Depot), Oving

Land at Springfield Park, Bognor Road, is allocated for B1, B2 and B8 employment on 2.4 ha with the site boundary being shown on Inset Map 10 of the Site Allocation DPD and the Chichester Local Plan: Key Policies 2014-2029 policies map.

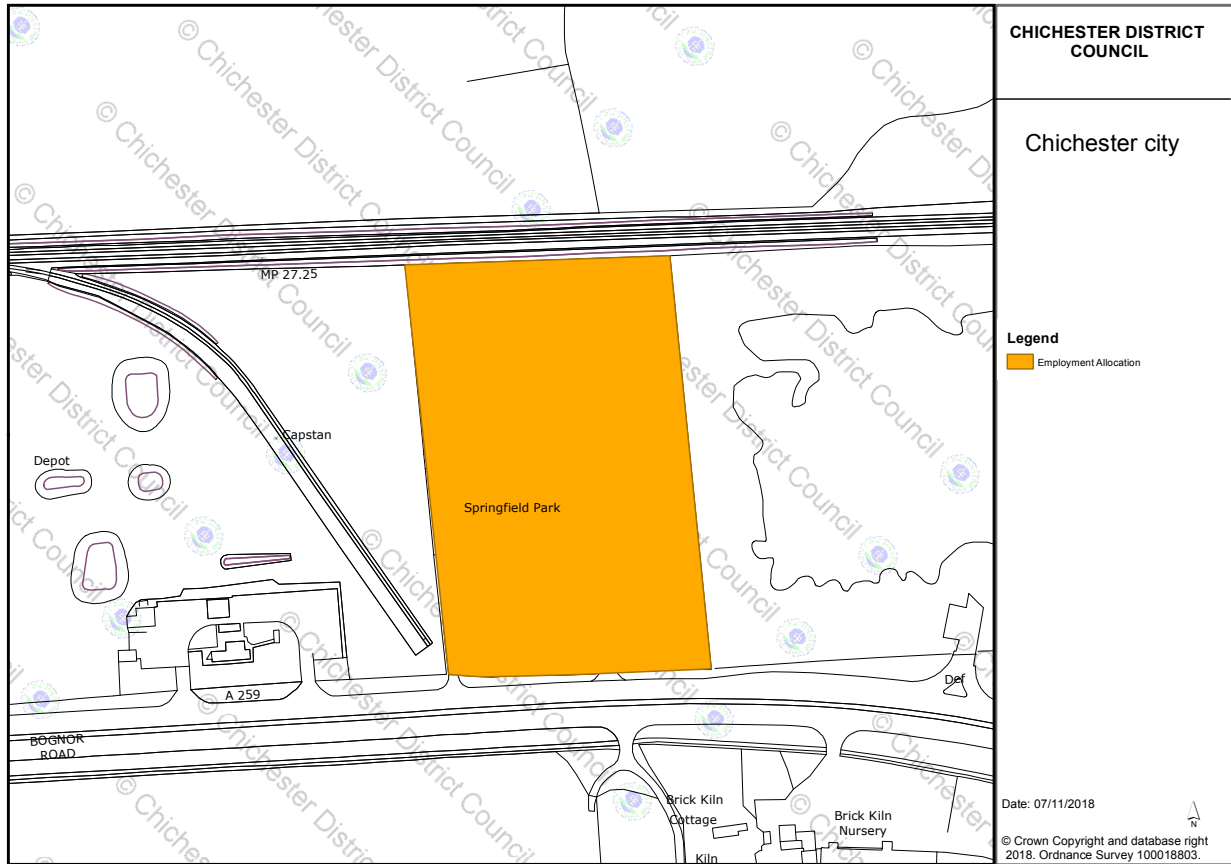
The site will be developed in accordance with the following site specific criteria.

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
- consider the presence of minerals and the impact of sterilisation, as required by National Policy, as set out in the relevant safeguard policy. The Minerals Planning Authority should be consulted on development proposals.

5 . Chichester City

Inset Map 10:



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.

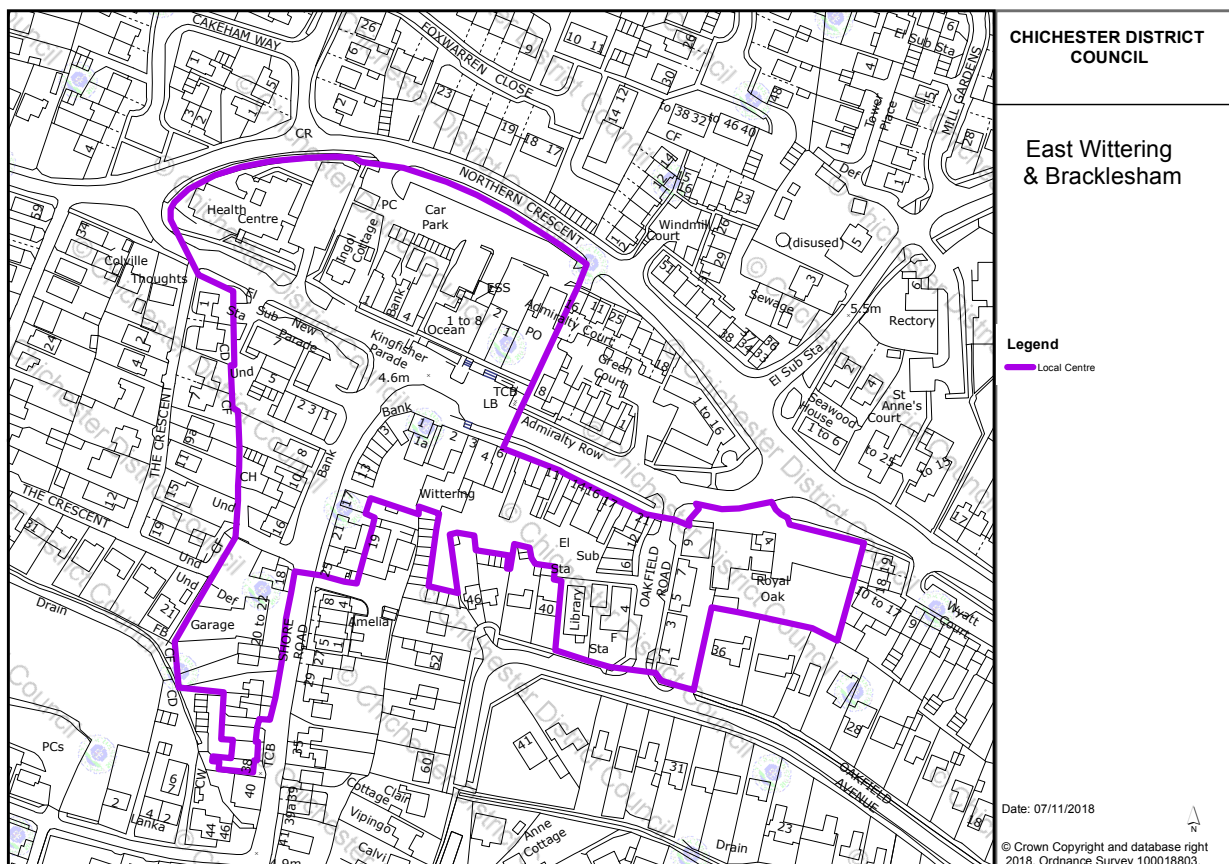
6.2 East Wittering and Bracklesham Parish Council is not working on a neighbourhood plan in relation to the adopted Local Plan.

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

6.4 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.

6.5 A local centre for East Wittering has been identified. The boundary of the local centre is shown on Inset Map 11 and the Chichester Local Plan: Key Policies 2014-2029 policies map.

Inset Map 11:



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 in relation to the adopted Local Plan.

7.3 Planning permission under application HN/12/02692/FUL has been approved and proposed 18 dwellings off Foxbridge Drive. The 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 about 7 dwellings on 0.5ha. The site boundary and settlement boundary is shown on Inset Map 12 of the Site Allocation DPD and the Chichester Local Plan: Key Policies 2014-2029 policies map.

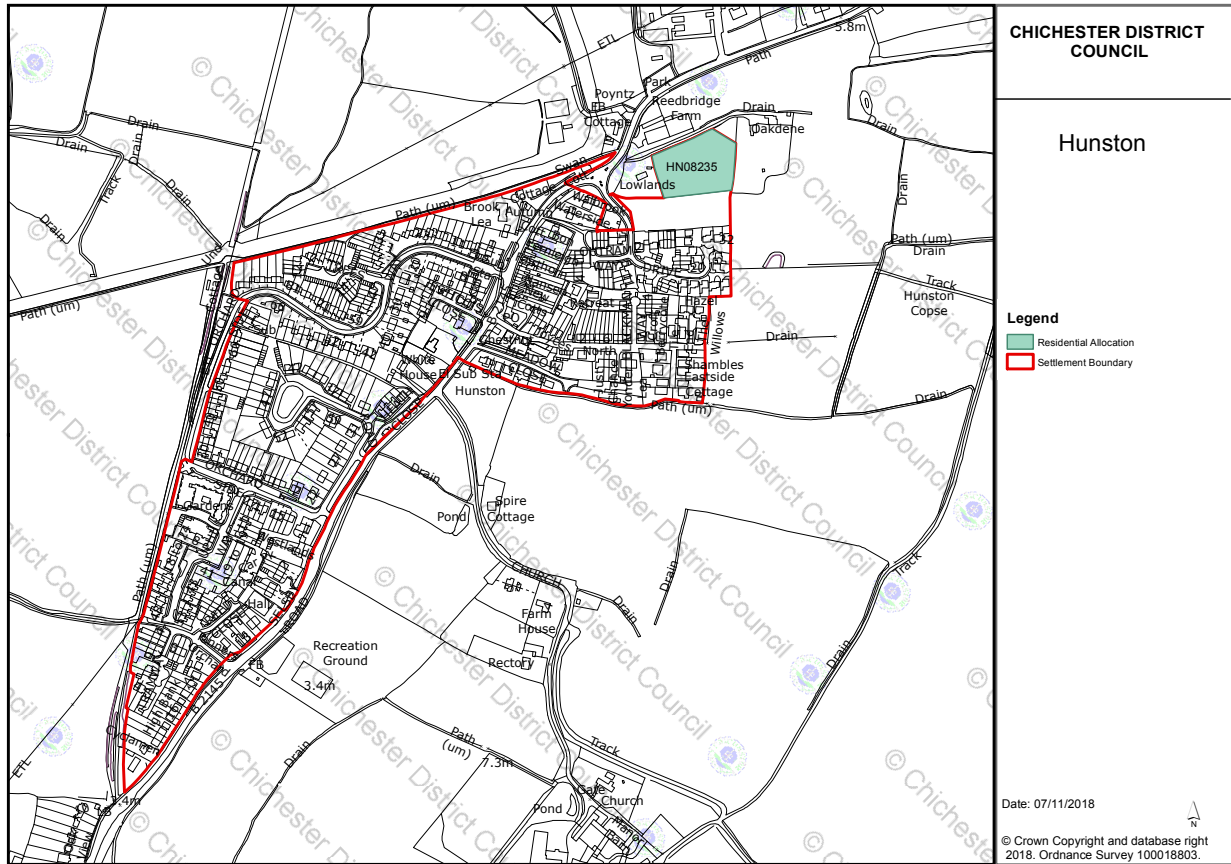
The site will be developed in accordance with the following site specific criteria.

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.

7 . Hunston Parish

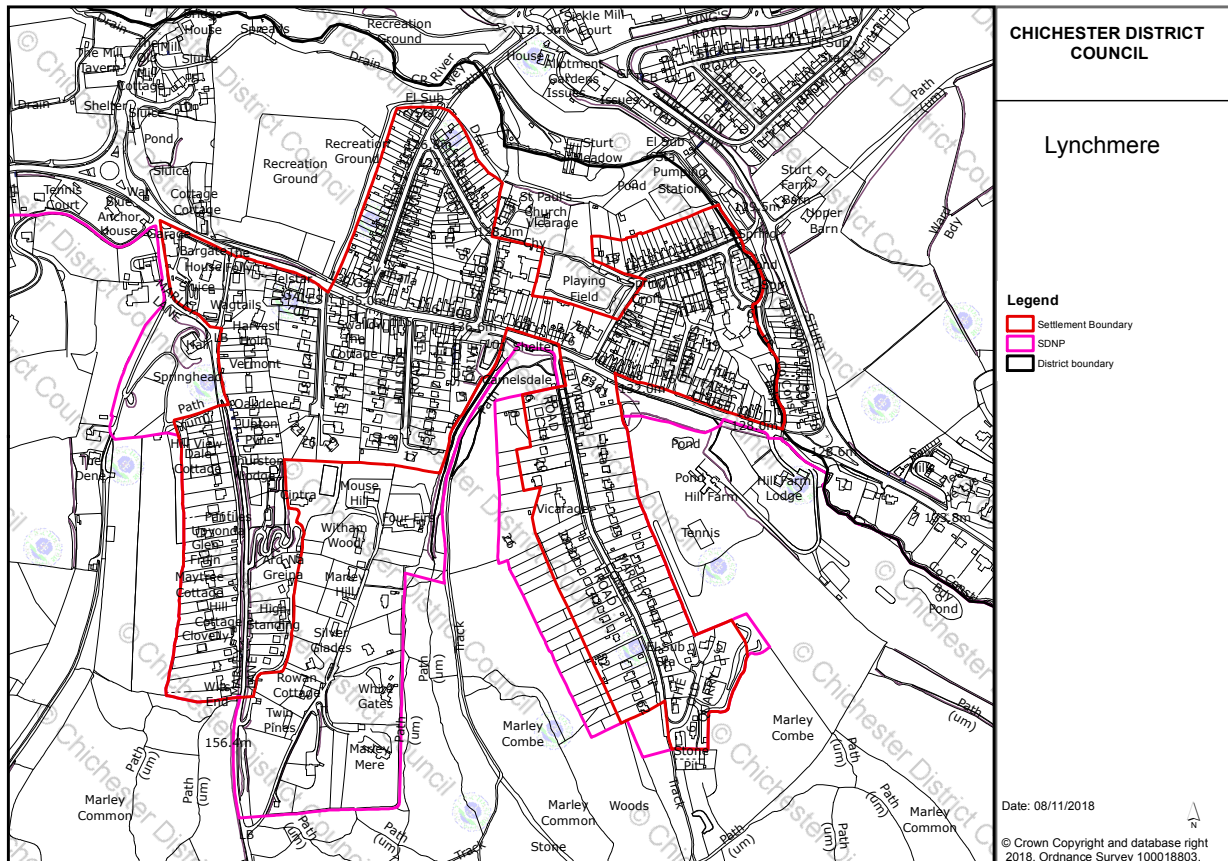
Inset Map 12:



Lynchmere Parish

8.1 The settlement boundary is changed to reflect the boundary of the South Downs National Park and the Chichester District Boundary as shown on Inset Map 13 of the Site Allocation DPD and the Chichester Local Plan: Key Policies 2014-2029 policies map.

Inset Map 13:



9 . North Mundham Parish

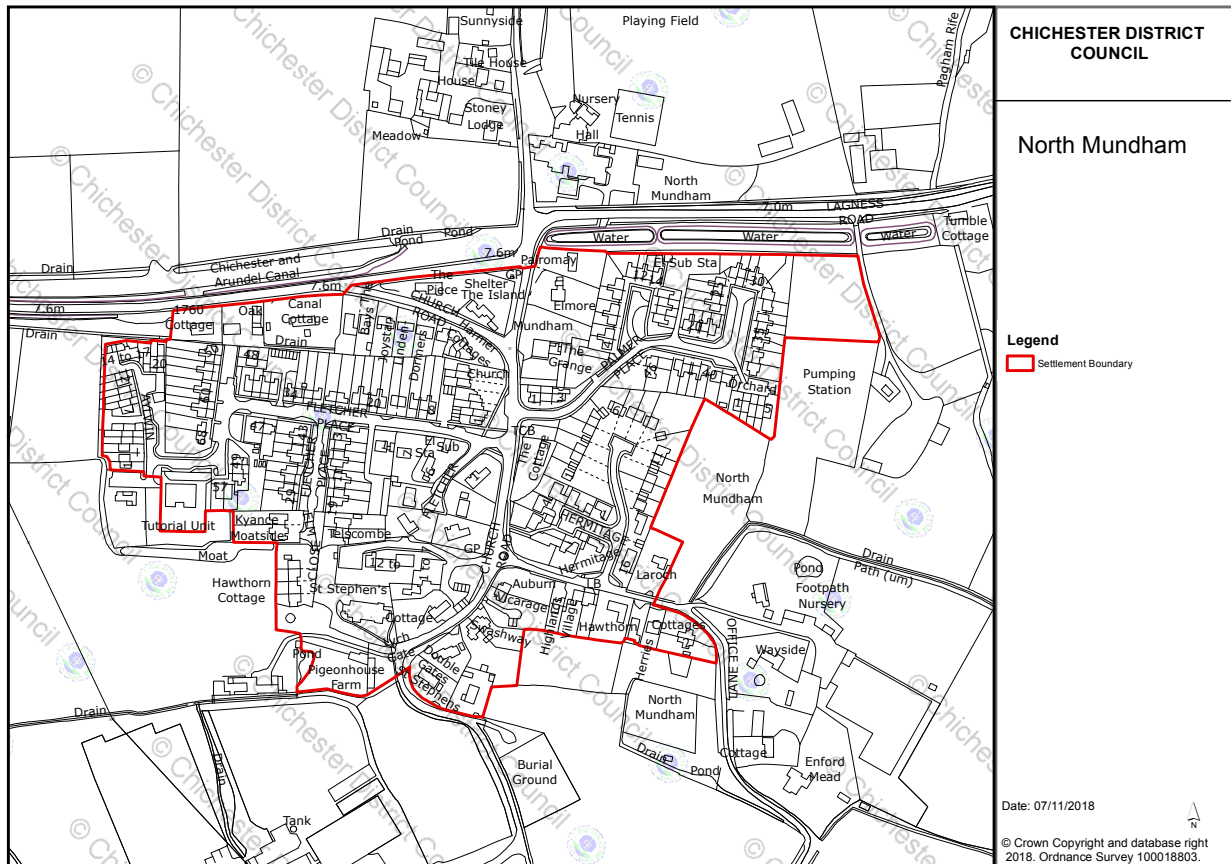
North Mundham Parish

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 in relation to the adopted Local Plan. 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. The settlement boundary is shown on Inset Map 14 and the Chichester Local Plan: Key Policies 2014-2029 policies map.

Inset Map 14:



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 has submitted their Neighbourhood Plan to the Council.
- 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.

10 . Plaistow and Ifold Parish

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 boundary is shown on Inset Map 15 and the Chichester Local Plan: Key Policies 2014-2029 policies map.

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

Development shall:

- provide a satisfactory means of access;
- 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; and
- take account of any adverse effect on foraging and commuting bat species associated with the Ebernoe Common and The Mens SAC.

Inset Map 15:



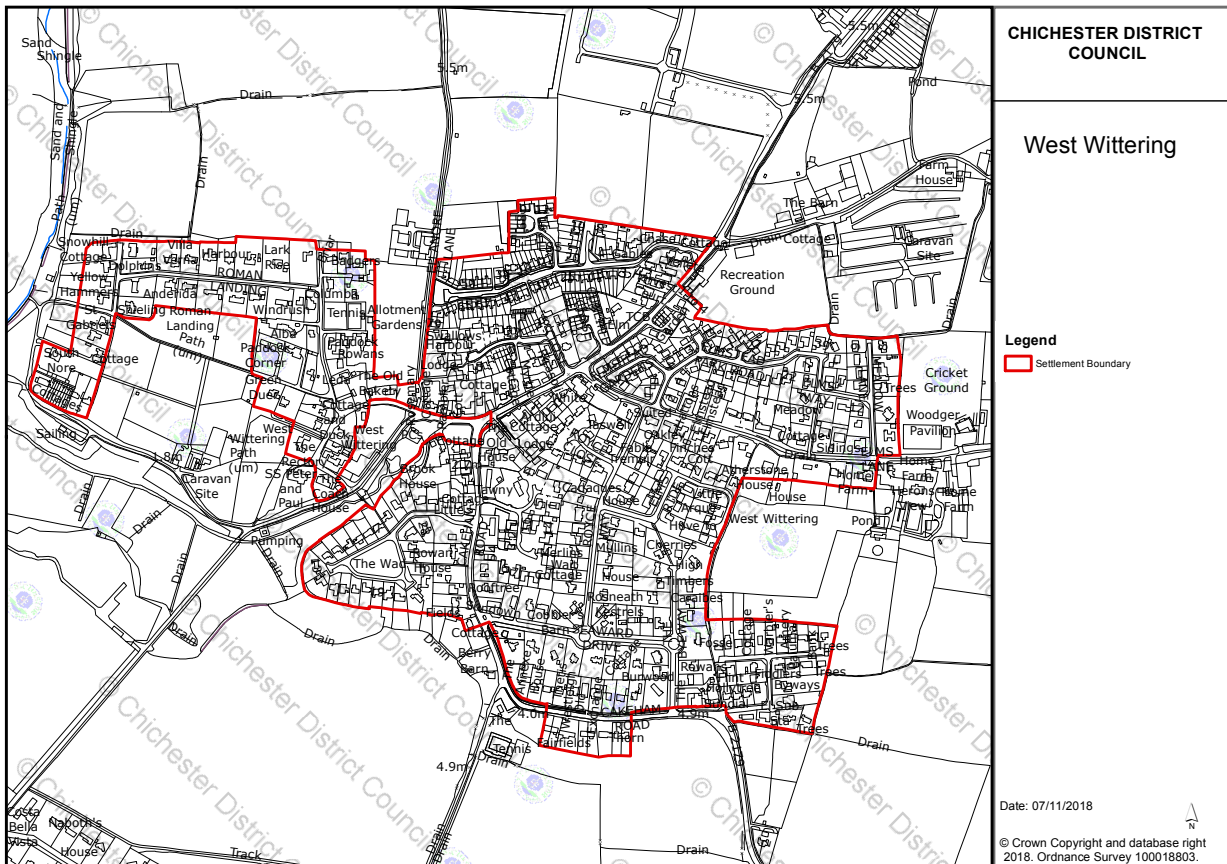
West Wittering Parish

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 in relation to the adopted Local Plan.

11.3 The settlement boundary has been redrawn to reflect the recently built development at West Wittering. The settlement boundary is shown on Inset Map 16 and the Chichester Local Plan: Key Policies 2014-2029 policies map.

Inset Map 16:



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 west 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 Longcose 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)

Monitoring Framework

14.1 This section sets out how the implementation and effectiveness of the policies and proposals in the Site Allocation Development Plan Document (DPD) will be monitored.

14.2 The Chichester Local Plan: Key Policies 2014-2029 (Chichester Local Plan) sets out how much development is intended to happen where and when, and allocates strategic sites. The Site Allocation DPD allocates the smaller, non-strategic sites that will help to deliver the housing and employment requirement. As the Site Allocation DPD reflects the development strategy in the Chichester Local Plan, its monitoring has been integrated with the Chichester Local Plan monitoring.

14.3 The Chichester Local Plan includes a monitoring framework in Appendix G and is set out in relation to the Chichester Local Plan strategic objectives. The indicators and targets enable the Council to assess the extent to which policies and proposals are delivering the Chichester Local Plan strategic objectives and the overall vision for the Plan area. The policies and proposals within the Site Allocation DPD will be assessed in relation to these indicators and targets. In particular the housing policies and proposals (BO1, BX1, CC2, CC3, CC4, HN1 and PL1) will be monitored against Key Indicator H3 - New homes built each year (net) by Parish to ascertain whether the target (in line with Chichester Local Plan Policy 5) is being met. Employment policies and proposals (CC5, CC6, CC7, and CC8) will be monitored against Key Indicator E1 - Amount of additional employment land (B uses) developed by type to determine whether the target (total 25 ha employment land to include approximately 5 ha office space and 20 ha industrial/warehousing space by 2029) is being attained. There are no additional indicators or targets proposed for the Site Allocation DPD.

14.4 The Authority's Monitoring Report (AMR) will monitor implementation and effectiveness of the policies and proposals in the Site Allocation DPD. The AMR is produced on an annual basis and provides information and data relating to the performance, implementation and outcomes of policies in Local Plan documents. The monitoring will indicate whether any changes need to be considered if a policy is not working or if the targets are not being met.

Produced by

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