# Chichester District Council

# Housing and Economic Land Availability Assessment 2021

## Appendix 1

## Sites not assessed



[**www.chichester.gov.uk**](http://www.chichester.gov.uk/) **March 20210**

### Appendix 1A: Sites not eligible for consideration

|  |  |  |  |
| --- | --- | --- | --- |
| **HELAA ID** | **Site Address** | **Promoted use** | **Reason for exclusion** |
| HBO0012 | Land at Dolphin House, Delling Lane, Bosham | Residential | Under 5 dwellings site size threshold |
| HBX0014 | Land west of Park Lane, Boxgrove | Residential | Outside Plan Area (South Downs National Park) |
| HFU0003b | Land west of Funtington (north east part) | Residential | Outside Plan Area (South Downs National Park) |
| HFU0011 | New Barn, Mudberry Lane, Bosham | Residential | Under 5 dwellings site size threshold |
| HTG0016 | Old Bury Farm Units, Marsh Lane, Easthampnett | Employment | Under 0.25ha site size threshold |
| HWG0015 | Land south of 1 Newfields, Newpound, Wisborough Green | Residential | Under 5 dwellings site size threshold |
| HCH0027 | Land East of Flat Farm | Residential | Unable to confirm availability in January 2021 |

### Appendix 1B: Sites with existing Policy Allocations, Planning Permission or Under Construction

#### Birdham

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **HELAA ID** | **Site Address** | **Status** | **Use(s)** | **Yield** | **Planning Application/ Policy Reference** |
| HBI0008 | Land at Rowan Nursery | Under Construction | Residential | 27 dwellings | 13/00284/FUL |
| HBI0016 | Land west of The Saltings | Under Construction | Residential | 15 dwellings | 13/01391/FUL  17/01163/PLD |

#### Bosham

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **HELAA ID** | **Site Address** | **Status** | **Use(s)** | **Yield** | **Planning Application/ Policy Reference** |
| HBO0002b | Highgrove Farm | Planning Permission | Residential | 50 dwellings | 17/03148/FUL |

#### Boxgrove

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **HELAA ID** | **Site Address** | **Status** | **Use(s)** | **Yield** | **Planning Application/ Policy Reference** |
| HBX0005 | Land west of The Street | Under Construction | Residential | 22 dwellings | 18/00696/FUL |

#### Chichester

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **HELAA ID** | **Site Address** | **Status** | **Use(s)** | **Yield** | **Planning Application/ Policy Reference** |
| HCC0002 | West of Chichester | Site Allocation  Under Construction (Phase 1) | Residential  Employment  Mixed Use  Country park  In accordance with agreed masterplan | 1600 dwellings  Local Centre  6ha employment | CLP Policy 15  14/04301/OUT phase 1 (full site masterplan endorsed)  18/01587/REM |
| HCC0015 | Land south of Clay Lane | Under Construction | Residential | 25 dwellings | 17/03117/FUL |
| HCC0024 | Graylingwell | Under Construction/  Planning Permission | Residential  Mixed Use | 785 dwellings  Employment uses | 08/03533/OUT  10/02926/REM  13/00837/REM 14/01018/OUT  15/02506/REM  18/01623/REM |
| HCC0025 | Land south of Graylingwell Drive | Planning Permission | Residential | 160 dwellings | 15/00743/OUT  17/02571/REM  19/01576/FUL |
| HCC0027 | Portfield Football Ground | Planning Permission | Residential | 80 dwellings | 08/00554/OUT  15/02075/EXT |
| HCC0029a | Bartholomews Ltd, Bognor Road (phase 1) | Under Construction | Residential | 108 dwellings | 10/03510/EXT  15/01073/REM |
| HCC0049 | Land North East of Graylingwell Park (Phase 2 Westhampnett/NE Chichester SDL) | Planning Permission | Residential | 200 dwellings | 16/03791/OUT  18/01911/FUL |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **HELAA ID** | **Site Address** | **Status** | **Use(s)** | **Yield** | **Planning Application/ Policy Reference** |
| HCC0050a | Land at Barnfield Drive (phase 1) | Under Construction | Retail | 2125sqm | 13/03775/OUT  17/02065/OUT  18/01568/REM |
| HCC0050b | Land at Barnfield Drive (phase 2) | Site Allocation |  |  |  |
| HCC0061 | Southern Gateway | Regeneration Area | Mixed Use | 350 dwellings  21,600sqm mixed commercial  Retail  Leisure | Southern Gateway Masterplan SPD |

#### Chidham and Hambrook

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **HELAA ID** | **Site Address** | **Status** | **Use(s)** | **Yield** | **Planning Application/ Policy Reference** |
| HCH0021 | Land at Greenacre Nursery | Planning Permission | Residential | 10 dwellings | 16/04132/OUT  18/03195/REM |

#### Donnington

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **HELAA ID** | **Site Address** | **Status** | **Use(s)** | **Yield** | **Planning Application/ Policy Reference** |
| HD0008 | St Wilfrids Hospice | Under Construction | Residential | 75 bed C2 use | 18/02109/FUL |

#### East Wittering and Bracklesham

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **HELAA ID** | **Site Address** | **Status** | **Use(s)** | **Yield** | **Planning Application/ Policy Reference** |
| HEWB0005 | Land south of Clappers Lane | Under Construction | Residential | 110 dwellings | 14/01806/OUT  17/00289/REM |
| HEWB0013 | Land north of the Lively Lady | Planning Permission | Residential | 9 dwellings | 19/02494/FUL |
| HEWB0014 | South Downs Holiday Village | Planning Permission | Residential | 85 dwellings | 18/00753/OUT |

#### Fishbourne

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **HELAA ID** | **Site Address** | **Status** | **Use(s)** | **Yield** | **Planning Application/ Policy Reference** |
| HFB0015 | Land at Fishbourne Roman Palace | Site Allocation | Residential | 15 dwellings | Fishbourne Neighbourhood Plan SD2 |
| HFB0024a | Land to rear of 98 Fishbourne Road | Planning Permission | Residential | 5 dwellings | 18/03401/FUL |

#### Hunston

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **HELAA ID** | **Site Address** | **Status** | **Use(s)** | **Yield** | **Planning Application/ Policy Reference** |
| HHN0005 | Land south of Reedbridge Farm | Under Construction | Residential | 7 dwellings | 18/01320/FUL |

#### Kirdford

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **HELAA ID** | **Site Address** | **Status** | **Use(s)** | **Yield** | **Planning Application/ Policy Reference** |
| HKD0001a | Land at Townfield | Site Allocation | Residential  Community | 10 dwellings  Community and sport buildings and uses | Kirdford Neighbourhood Plan KSS2 |
| HKD0002 | Land north of Kirdford Growers | Planning Permission | Residential | 54 dwellings | 19/00086/FUL |
| HKD0005 | Land at Brookside | Site Allocation | Employment | B use class/  Live-work | Kirdford Neighbourhood Plan KSS3 |
| HKD0008 | Land at Cornwood/  School Court | Site Allocation | Residential | 9 dwellings | Kirdford Neighbourhood Plan KSS5 |

#### Lavant

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **HELAA ID** | **Site Address** | **Status** | **Use(s)** | **Yield** | **Planning Application/ Policy Reference** |
| HLV0003 | Land at Maddox Wood | Under Construction | Residential | 10 dwellings | 19/01272/FUL |

#### Loxwood

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **HELAA ID** | **Site Address** | **Status** | **Use(s)** | **Yield** | **Planning Application/ Policy Reference** |
| HLX0002 | Land west of Guildford Road | Under Construction  Planning Permission | Residential  Retail | 43 dwellings  Retail | 15/02012/OUT (all)  16/02284/REM (residential) |
| HLX0010a | Land south of Farm Close | Site Allocation | Residential | 17 dwellings | Loxwood Neighbourhood Plan Policy 4 |

#### North Mundham

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **HELAA ID** | **Site Address** | **Status** | **Use(s)** | **Yield** | **Planning Application/ Policy Reference** |
| HNM0022 | Chichester Food Park – land east of grain store | Planning Permission | Employment (horticultural) |  | 14/01721/FUL  19/02245/ELD |

#### Oving

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **HELAA ID** | **Site Address** | **Status** | **Use(s)** | **Yield** | **Planning Application/ Policy Reference** |
| HOV0002 | Shopwyke Lakes | Under Construction | Residential  Employment | 589 dwellings  17,596sqm employment | Employment  13/02190/FUL  Residential  11/05283/OUT  14/03560/OUT  14/02826/REM  15/03720/OUT  15/03964/REM  18/02326/FUL  19/01235/REM  19/01959/REM |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **HELAA ID** | **Site Address** | **Status** | **Use(s)** | **Yield** | **Planning Application/ Policy Reference** |
| HOV0003a | Former Portfield Depot and UMA House | Planning Permission | Specialist residential (student accommodation) | 521 student bedrooms (equivalent to 130 dwellings) | 16/02321/OUT |
| HOV0004 | Oving Park (south of Shopwhyke Road) | Planning Permission | Residential | 100 dwellings | 16/02254/OUT  19/01416/REM |
| HOV0009 | The Fuel Depot, Bognor Road | Site Allocation | Employment | 3.8ha | Site Allocation DPD CC7 |
| HOV0010 | Springfield Park | Planning Permission | Employment | 9240sqm | 18/01365/OUT |

#### Plaistow and Ifold

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **HELAA ID** | **Site Address** | **Status** | **Use(s)** | **Yield** | **Planning Application/ Policy Reference** |
| HPI0008 | Land north of Little Springfield Farm | Site Allocation | Residential | 10 dwellings | Site Allocation DPD PL1 |

#### Selsey

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **HELAA ID** | **Site Address** | **Status** | **Use(s)** | **Yield** | **Planning Application/ Policy Reference** |
| HSY0003a | Park Farm | Planning Permission | Residential (care home) | 70 bed care equivalent to 38 dwellings | 20/00085/FUL |
| HSY0004 | Land south of Park Farm | Planning Permission | Residential | 193 dwellings | 19/00321/FUL |
|  |  |  |  |  |  |

#### Sidlesham

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **HELAA ID** | **Site Address** | **Status** | **Use(s)** | **Yield** | **Planning Application/ Policy Reference** |
| HSI0003 | Land at junction of Keynor Lane | Planning Permission | Gypsy and Traveller | 3 pitches | 18/01173/FUL |

#### Southbourne

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **HELAA ID** | **Site Address** | **Status** | **Use(s)** | **Yield** | **Planning Application/ Policy Reference** |
| HSB0008 | Nellie’s Field/The Paddocks | Under Construction | Residential | 55 dwellings | 16/03803/FUL  19/00612/FUL |
| HSB0016 | Land north of Cooks Lane and east of Kelsey Avenue | Planning Permission | Residential | 199 dwellings | 18/03145/OUT |
| HSB0017 | Land east of Kelsey Avenue | Planning Permission | Residential | 34 dwellings | 16/03569/OUT |
| HSB0023 | Land west of Garsons Road | Under Construction | Residential | 125 dwellings | 15/02505/OUT  17/01599/REM |
| HSB0030 | Loveders Mobile Home Park | Under Construction | Residential | 159 dwellings | 14/02800/OUT  16/03018/REM  17/02772/REM  17/02776/FUL |

#### Tangmere

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **HELAA ID** | **Site Address** | **Status** | **Use(s)** | **Yield** | **Planning Application/ Policy Reference** |
| HTG0001 | Tangmere Strategic Development Location | Site Allocation - Masterplan endorsed | Residential  Community  Mixed Use | 1300 dwellings | Chichester Local Plan Policy 18  Tangmere Neighbourhood Plan Policy 2  19/02836/MAS |
| HTG0006 | Land at The Yews | Planning Permission | Residential | 39 dwellings | 18/03143/FUL |
| HTG0008 | Land east of Malcolm Road | Site Allocation | Mixed Use | 0.6ha | Tangmere Neighbourhood Plan Policy 7 |
| HTG0017 | Tangmere Academy | Site Allocation | Residential | 1.2ha | Tangmere Neighbourhood Plan Policy 4 |
| HTG0018 | Tangmere Strategic Employment Land | Site Allocation | Employment | 8.4ha | Tangmere Neighbourhood Plan Policy 3 |
| HTG0019a | Tangmere Corner | Site Allocation (part of HTG0001) |  |  | Chichester Local Plan Policy 18  Tangmere Neighbourhood Plan Policy 2 |
| HTG0020 | Land west of Tangmere | Site Allocation (part of HTG0001) |  |  | Chichester Local Plan Policy 18  Tangmere Neighbourhood Plan Policy 2 |

#### Westhampnett

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **HELAA ID** | **Site Address** | **Status** | **Use(s)** | **Yield** | **Planning Application/ Policy Reference** |
| HWH0001a | Land north of Madgwick Lane | Under Construction | Residential | 300 dwellings | 18/01024/REM |
| HWH0001b[[1]](#footnote-1) | Westhampnett/North East Chichester Strategic Development Location | Site Allocation | Residential  Community | 500 dwellings  Sports facilities | Chichester Local Plan Policy 17 |

#### Wisborough Green

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **HELAA ID** | **Site Address** | **Status** | **Use(s)** | **Yield** | **Planning Application/ Policy Reference** |
| HWG0002 | Land east of Winterfold | Under Construction | Residential | 22 dwellings | 15/03366/OUT  17/03677/REM  19/00073/REM |
| HWG0003 | Land south of Meadow Bank | Under Construction | Residential | 25 dwellings | 14/00748/OUT  16/02096/REM |
| HWG0017 | EP Clark and Co Yard | Site Allocation | Residential | 11 dwellings | Wisborough Green Neighbourhood Plan SS3 |

1. 500 dwelling allocation committed under HCC0049 (PP) and HWH0001a (UC) [↑](#footnote-ref-1)