# Chichester District Council Housing and Economic Land Availability Assessment 2021

## Appendix 3

## Detailed site assessment forms

**March 2021**

### Apuldram

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HAP0003a | | | Land South West of Chichester | | | Chichester | | | | Apuldram/Fishbourne/Donnington | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use(s)** | | | | |
| 48.9ha | Agriculture/meadow/grassland | | | | N | | | Employment | | | | |
| **Site Description** | | | | | | | | | | | | |
| Very extensive agricultural land and meadows south-west of Chichester, between Fishbourne and Apuldram to the west, and Stockbridge to the east. Chichester Harbour is to the west. The site abuts the A27 to the north, Apuldram Lane to the west and the River Lavant to the south. The site is partly within an area of existing and future flood risk | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The northern part of the site adjacent to the A27 and east of Stockbridge is potentially suitable for employment uses subject to SFRA, sequential testing and detailed consideration of matters including access, flood risk, drainage and landscape (including AONB) impact. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| In December 2020 West Sussex County Council wrote to Chichester District Council and advised that development of the County Council owned land at Manor Farm is not demonstrably deliverable within the first five years of the Local Plan. Therefore, the County Council does not intend to promote this land for development at this time. However, WSCC do consider that the land has long term development potential and would like the land to remain in the HELAA as a long-term potential development opportunity. Subject to further feasibility work and measures to address tenancy arrangements, WSCC does not object, in principle, to the use of the land to facilitate a Stockbridge Link Road. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| The viability of the site and gross developable area will require further consideration when more information is known about strategic highway requirements. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that the site could be developable during the latter part of the Plan period, and subject to the tenancy arrangements being overcome. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | **16+ years** |
| E (g) (ii/iii) business uses | | CDC | | 33ha  132,000sqm | | |  | |  | | Y | Y |
| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| HAP0003b | | | Land South West of Chichester | | | Stockbridge | | | | Apuldram/Fishbourne/Donnington | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use(s)** | | | | |
| 47.6ha | Agriculture/meadow/grassland | | | | N | | | Residential | | | | |
| **Site Description** | | | | | | | | | | | | |
| Open agricultural land to the west of Stockbridge. Chichester Harbour AONB lies to the west beyond Apuldram Lane. Birdham Road (A286) to the south, with a ribbon of residential and commercial development. The River Lavant and further agricultural land is to the north. The site includes Mill Pond Farm and wraps around Church Farm, The Appledram Centre and Hills Barns on its western boundary. A high pressure gas pipe crosses the northern part of the site. The northern part also lies within FZ 2 and 3 and is at risk of future flooding due to climate change. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The south eastern part of the site adjoining the settlement boundary is potentially suitable for residential development, subject to detailed consideration of access, landscape impact, flood risk and drainage (including climate change), and a suitable buffer for the gas pipe. The site would preferably be masterplanned with HAP0003a as part of a mixed use development | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| In December 2020 West Sussex County Council wrote to Chichester District Council and advised that development of the County Council owned land at Manor Farm is not demonstrably deliverable within the first five years of the Local Plan. Therefore, the County Council does not intend to promote this land for development at this time. However, WSCC do consider that the land has long term development potential and would like the land to remain in the HELAA as a long-term potential development opportunity. Subject to further feasibility work and measures to address tenancy arrangements, WSCC does not object, in principle, to the use of the land to facilitate a Stockbridge Link Road. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| The viability of the site and gross developable area will require further consideration when more information is known about strategic highway requirements. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that the site could be developable during the latter part of the Plan period, and subject to the tenancy arrangements being overcome. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | **16+ years** |
| 728 dwellings (@35 dph) | | Promoter | | 20.8ha | | |  | |  | | Y | Y |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HAP0004 | | | Land west of Donnington Business Park | | | Stockbridge | | | | Apuldram | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use(s)** | | | |
| 3.4ha | Agricultural | | | | N | | | Residential | | | |
| **Site Description** | | | | | | | | | | | |
| Agricultural land immediately south of Donnington Business Park. Access from the A286 to the south west corner of the site is relatively narrow. Site is set back from the road behind a ribbon of residential development. Agricultural land beyond. | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | |
| The site is approximately 300m south west of the settlement boundary within an established ribbon of development served by a continuous footway. Potentially suitable subject to access onto the A285, with an opportunity to connect pedestrians/cyclists through to Donnington Park which is also under the control of the promoter. | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | |
| The site was submitted in 2018, it is considered to be available. | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | |
| There is a reasonable prospect that the site would be deliverable during the Plan period. | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** |
| 81 dwellings | | CDC | | 3.4ha | | | 40 | | 41 | | 0 |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HAP0005a | | | Crouchers Farm | | | Stockbridge | | | | Apuldram | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 0.34ha | Residential curtilage and paddocks at  Crouchers Farm | | | | Y | | | Residential | | | |
| **Site Description** | | | | | | | | | | | | |
| The site lies north of the dwelling and outbuildings of Crouchers Farm. Access available from the A286 which forms the western boundary of the site. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is adjacent to existing residential development and lies approximately 0.75km from the nearest settlement boundary. It is considered potentially suitable. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was submitted in 2019, it is considered to be available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| The site is subject to a covenant. The promoter considers that negotiation can remove this covenant and it will not affect deliverability of development. Due to this the phasing is estimated later. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable during the Plan period. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 10 dwellings | | Promoter | | 0.34ha | | | 0 | | 10 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HAP0005b | | | Land at Crouchers Farm | | | Stockbridge | | | | Apuldram | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 1.83ha | Residential curtilage and paddocks at  Crouchers Farm | | | | Y | | | Residential, mixed uses | | | |
| **Site Description** | | | | | | | | | | | | |
| The site comprises of a dwelling at Crouchers Farm, its curtilage and a large ‘L’ shaped outbuilding located to the north of the house, including office space, storage and garaging. Access available from the A286 which forms the western boundary of the site. Site includes HAP0005a. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is adjacent to existing residential development and lies approximately 0.75km from the nearest settlement boundary. It is considered potentially suitable. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was submitted in 2019, it is considered to be available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| The site is subject to a covenant. The promoter considers that negotiation can remove this covenant and not affect deliverability of development. Due to this the phasing is estimated later. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable during the Plan period. 5b includes 5a. Yield reduced on 5b to take into account potential duplication. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 55 dwellings, mixed uses | | Promoter | | 1.83ha | | | 0 | | 55 | | 0 | |
| 45 dwellings | | CDC | | 1.49ha | | | 0 | | 45 | | 0 | |

### Birdham

| **HELAA ID** | | | | **Site Address** | | | | **Settlement** | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HBI0007 | | | | Land at Kelly’s Nursery, Bellfield Nursery and Koolbergen and Ramsay | | | | Birdham | | | Birdham | | |
| **Site size (gross)** | **Existing Use** | | | | | **PDL** | | **Proposed Use** | | | | |
| 3.5ha | Plant nurseries, workshop, office, dwelling | | | | | Part | | Residential, mixed use | | | | |
| **Site Description** | | | | | | | | | | | | | |
| Horticultural site with workshop and office space (850sqm business floorspace). One active nursery (Bellfield – northern third), one vacant (Koolbergen – southern part) and one (Kelly’s – central section) part horticulture and part alternative business use with a frontage dwelling. The site has three points of access onto Bell Lane. | | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | | |
| The site is adjacent to the settlement boundary. It is potentially suitable in the event that the horticultural business(es) cease and there is no continuing need for the land or infrastructure for horticultural purposes. | | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | | |
| The site was submitted in 2016 and an appeal on a comparable scheme determined in 2018. Continued availability was confirmed in 2020. | | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | | |
| There are no known legal or viability constraints that may affect the principle of development. | | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | | |
| The site is considered to be deliverable. Yield reduced from 2016 estimate to closer to that subject of the appeal (2018), with delivery phased due to current active horticultural and other business uses on key parts of the site. | | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | | |
| **Proposed (or estimated)** | | | **Source** | | **Net area/ floorspace** | | **1 – 5 years** | | | **6 – 10 years** | | **11 – 15 years** | |
| 90 dwellings | | | Promoter | | 3.3ha | | 90 | | | 0 | | 0 | |
| 70 dwellings | | | CDC | |  | | 30 | | | 40 | | 0 | |
| E(a), E (g) (i) uses | | | Promoter | | 850sqm | | Y | | | Y | |  | |
| HBI0009 | | | | Land at Common Piece | | | | Birdham | | | Birdham | | |
| **Site size (gross)** | | **Existing Use** | | | | | | **PDL** | **Proposed Use** | | | |
| 0.4ha | | Vacant hardstanding | | | | | | Y | Residential (including self-build) | | | |
| **Site Description** | | | | | | | | | | | | | |
| The site is adjacent to the existing settlement boundary of Birdham. Hardstanding for storage with small workshop building. | | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | | |
| The site is potentially suitable, subject to detailed consideration. | | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | | |
| The site was submitted in late 2017 and confirmed in 2020 to remain available. | | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. The promoter identifies that the site could be developed within 5 years. | | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable during the Plan period. Lower of promoter yields used and phased due to self-build potential, and small size of site. | | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | | |
| **Proposed (or estimated)** | | | **Source** | | **Net area/ floorspace** | | **1 – 5 years** | | | **6 – 10 years** | | **11 – 15 years** | |
| 12 -16 dwellings | | | Promoter | | 0.4ha | | 6 | | | 6 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | | **Settlement** | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HBI00012 | | | Land at Seldens/Koolbergen and Ramsay | | | | Birdham | | Birdham | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | |
| 1.6ha | Former plant nursery | | | | N | | Residential | | | |
| **Site Description** | | | | | | | | | | | |
| Neglected horticultural site west of Bell Lane, with glasshouses to the rear, fairly overgrown. Nurseries to north, a dwelling ’Seldens’ to the immediate south east. Scattered residential and agricultural development to south and east, caravan park opposite, settlement boundary approx. 120m to north. Access to Bell Lane in north east corner. | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | |
| The site is close to the settlement boundary in the context of other development. It is potentially suitable in the event that there is no continuing need for the land or infrastructure for horticultural purposes. | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | |
| The promoter confirmed in 2020 that the site remained available, either individually or in combination with HBI0007. | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | |
| There is potential for redevelopment for alternative uses, either in combination with the site to the north or individually. | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | |
| It is reasonably likely that the site could be delivered for residential or mixed uses within the Plan period. | | | | | | | | | | | |
| **Yield** | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 34 dwellings | | CDC | | 1.6ha | | 34 | | 0 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HBI0022 | | | Land at Whitestone Farm | | | Birdham | | | | Birdham | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 13.3ha | Agriculture | | | | N | | | Residential and allotments | | | |
| **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 and a footpath cuts through the middle of the site between the two fields. The boundary of the AONB lies to the north west of the road and includes the main settlement of Birdham. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is located opposite the main settlement of Birdham. The site is potentially suitable subject to detailed considerations, particularly landscaping including impact on the setting of the AONB opposite, access, pedestrian connections to the village core opposite, and surface and groundwater flood risk. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site details were updated by the promoter in 2019 therefore the site is considered available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. The promoter identifies that the phase 1 part of the site could be developed within the first 5 years of the Plan (@35dph). Phase 2 estimate uses the same density calculation and similar allowance removed for drainage areas. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that phase 1 of the development would be deliverable during the Plan period, with phase 2 considered to be developable. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 125 dwellings | | Promoter (Phase 1) | | 3.6ha | | | 80 | | 45 | | 0 | |
| 100 dwellings | | CDC (Phase 2) | | 2.9ha | | | 0 | | 100 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HBI00023 | | | Wophams Lane Nursery/The Barnyard | | | - | | | | Birdham | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 9ha | Agricultural, residential, horticultural | | | | N | | | Residential | | | |
| **Site Description** | | | | | | | | | | | | |
| Horticultural site with an agricultural dwelling, glasshouses and pallet storage. Access at Wophams Lane which forms the northern boundary of the site. High pressure gas pipes cross the western edge and southern half of the site. Site excludes frontage buildings by access and existing active horticultural uses to the north. Recent unlawful retail uses on site. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable for redevelopment including for employment or mixed uses in the event that the horticultural business ceases and there is no continuing need for the land or infrastructure for horticultural purposes. Detailed consideration would be also be required on matters including pedestrian access, landscape impact (AONB opposite) and the two high pressure gas pipelines. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was submitted in 2016 and confirmed in 2020 to remain available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known legal or viability issues. Estimated yield reduced to take constraints into account and opportunity for mixed use. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| The site is currently vacant. There is a reasonable prospect that development on the site would be deliverable during the Plan period. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 250 dwellings | | Promoter | | 8.5ha | | | 100 | | 150 | | 0 | |
| 115 dwellings, E (a) (g) (i/ii) uses | | CDC | | 6ha | | | 50 | | 65 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HBI0025 | | | Land west and south of Russell’s Garden Centre | | | Birdham | | | | Birdham | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 3.9ha | Agriculture | | | | N | | | Residential | | | |
| **Site Description** | | | | | | | | | | | | |
| The site is located south west of Birdham village and includes three distinct parcels of agricultural land and the northern part of a fourth much larger field, the full area of which is under the control of the promoter. The site includes three barns. The south eastern part is vegetated; the remainder comprises open fields or grazing land. There is a dense tree screen to the eastern boundary. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is adjacent to a garden centre to the east with a small commercial site to the west. The site is potentially suitable subject to detailed considerations, including pedestrian access to the village (potentially including a route through the adjacent site to the north east under construction by the promoter). | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site details were updated by the promoter in 2019 therefore the site is considered available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. It is possible that development could be delivered in combination with adjacent land also promoted (HBI0007, HBI00012, HBI0026) to provide a more comprehensive mixed use extension to the village with supporting facilities. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that the site would be deliverable in the early phase of the Plan period due to developer involvement. A mid-point in the estimated yield has been used as a guide with the potential net developable area in mind. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 59-89 dwellings (75) | | Promoter | | 2.9ha | | | 50 | | 9-39 (25) | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HBI0026 | | | Land at Russell’s Garden Centre | | | Birdham | | | | Birdham | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 0.82ha | Garden Centre | | | | Y | | | Residential | | | |
| **Site Description** | | | | | | | | | | | | |
| The irregular shaped site is located south west of Birdham village. It is predominantly hard surfaced with the buildings and structures clustered to the central and western part of the site. It has a wide fairly open frontage to the B2179 with parking areas to the east and west and an enclosed outdoor sales area to the rear. There is a dwelling and agricultural land to the rear, commercial units close by to the west and agricultural land within the AONB opposite. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is within 100m of the settlement boundary. It is potentially suitable for redevelopment if the existing use ceases. Suitable uses will be dependent on market conditions, which may include residential, mixed or employment uses. Suitability will also be subject to securing appropriate pedestrian access to the village and landscape impact with regard to the AONB opposite. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site is currently in use as a garden centre. It is considered potentially available for future redevelopment. The promoter confirmed its continued availability in 2020. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| Achievability will depend on the longevity of the existing use and market conditions advising redevelopment opportunities. There is reasonable potential that some additional residential units would be developable, potentially in combination with employment or community uses. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| The existing active use suggests that redevelopment may take place later in the Plan period. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 25 dwellings | | Promoter/CDC | | 0.8ha | | | 0 | | 25 | | 0 | |
| E uses excl. E(g)(iii) | | CDC | | 0.8ha | | |  | | Y | | Y | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HBI0028 | | | Pinks Four, Bell Lane | | | Birdham | | | | Birdham | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 1.3ha | Agricultural/equestrian | | | | N | | | Gypsy and Traveller | | | |
| **Site Description** | | | | | | | | | | | | |
| Parcel of land to the immediate south east of Birdham village, adjacent to a recently completed residential estate and caravan park. The site is approximately 200m from the settlement boundary and is accessed via Pinks Lane. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is well related to the settlement and facilities and is therefore considered potentially suitable, subject to detailed consideration on matters including access and landscaping. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was submitted in 2016 and confirmed in 2020 to remain available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. The promoter identifies that the site could be developed within 5 years. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable during the Plan period. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 8 pitches | | Promoter | | - | | | 8 | | 0 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HBI0029/29a | | | Land north of Tawny Nursery/land at Garden Cottage, Pinks Lane | | | Birdham | | | | Birdham | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 2.3 / 2.1ha | Paddock with barn and dwelling | | | | Part | | Residential | | | | |
| **Site Description** | | | | | | | | | | | | |
| Paddocks with barn to the east of existing residential development. Site is accessed from Pinks Lane. Possible commercial use of barn, planning records cannot confirm. Water main running north/south with easement (5m). Oak trees to southern and eastern boundaries. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is adjacent to the settlement boundary and established residential development and is therefore potentially suitable, subject to detailed consideration, including in relation to access. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was submitted in 2018 by two different promoters. It is considered to be available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. Constraints suggest that the lower of the two promoters’ yield estimates is more realistic. The promoters both identify that the site could be developed within 5 years. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that a development of 50 dwellings would be deliverable during the Plan period. The promoter’s estimates suggest completion of 50 dwellings within approximately 2 years of commencement. | | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** | |
| 50 dwellings | | Promoter (HBI0029)/CDC | | 2.1ha | | | | 50 | 0 | | 0 | |
| 120 dwellings | | Promoter (HBI0029a) | |  | | | | 50 | 70 | | 0 | |

### Bosham

| **HELAA ID** | | | **Site Address** | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HBO0002a | | | Highgrove Farm, Main Road | | Broadbridge | | | | Bosham | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | |
| 13ha | Agriculture | | | | N | | Residential, Community | | | |
| **Site Description** | | | | | | | | | | | |
| Large open field north of the A259 and south of the railway line, east of Broadbridge. The site wraps around the north and east of the Highgrove Farm residential allocation (DPD, PP) and is west of Ham Farm. | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | |
| The site is potentially suitable subject to detailed further consideration including in relation to landscape impact and setting of the AONB opposite and integration with the existing allocation HBO0002b. | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | |
| The promoter updated the details on this site in 2019 and is therefore considered available. | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. The promoter identifies that development is deliverable within the early years of the Plan. There is developer involvement. | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | |
| There is a reasonable prospect that the housing would be deliverable and the community facilities developable within the Plan period. | | | | | | | | | | | |
| **Yield** | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 250 dwellings | | Promoter | | 10.5ha | | 100 | | 150 | | 0 | |
| Land for Primary School (2FE) & community hall | | Promoter | | 2.5ha | |  | | Y | |  | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HBO0003 | | | Land south of Willowfield | | | Broadbridge | | | | Bosham | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 1.5ha | Agriculture | | | | N | | | Residential | | | |
| **Site Description** | | | | | | | | | | | | |
| Relatively flat cleared agricultural site with a tree screened frontage onto Ratham Lane. The rear of the site is broader than the front, with its southern boundary abutting the railway line. Northern boundary marked by high level power lines. Ribbon of residential development to the south, agricultural to the north, east and west. The site road boundary is approx. 100m north of Bosham Railway Station. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is close to the station and established development, and is potentially suitable subject to securing vehicle access to the site and pedestrian connections to the settlement, and considerations of landscape impact. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was submitted in late 2017. It is considered to be available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. The promoter identifies that development is deliverable within the early years of the Plan. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable within the Plan period. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 25 dwellings | | Promoter | | 1.5ha | | | 25 | | 0 | | 0 | |
| 36 dwellings | | CDC | |  | | | 36 | | 0 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HBO0009 | | | Ham Farm | | | Broadbridge | | | | Bosham/Fishbourne | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 21ha | Horticultural, mixed employment | | | | Small part | | | Residential | | | |
| **Site Description** | | | | | | | | | | | | |
| Agricultural land north of A259, including Ham Farm horticultural operations and additional A2 and B8 business space. The land is flat with drainage ditches. Railway to northern boundary. Garden centre to south, small pockets of residential development fronting the road. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is adjacent to HBO0002a/b. It is potentially suitable for redevelopment in whole or part if no longer required for employment or other horticultural uses, or as a mixed use site, subject to detailed consideration of landscape (including AONB) impact, and amenity impact if existing uses remain. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site is currently in active use for large scale horticultural operations, alongside A2 and B8 uses. Following updated submissions in 2018, the site was confirmed in 2020 to remain available for redevelopment, for years 0-5 of the Local Plan. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| Construction has commenced on an alternative commercial location for the primary existing business (at Chichester Food Park) however this substantial development remains at a very early stage and site works are not currently active. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| Due to the existing established and active uses, and limited progress on the alternative site, it is likely that residential development would not start to complete until middle phase of the Plan. The site could come forward in combination with HBO0002a/b. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 400-560 dwellings | | Promoter | | 21ha | | | 100 | | 250 | | 50-210 | |
| 480 dwellings/mixed employment uses | | CDC | |  | | | 0 | | 250 | | 230 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HBO0011 | | | Kenwoods, Main Road | | | Broadbridge | | | | Bosham | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 3.3ha | Agricultural | | | | N | | | Residential (C3, C2, self-build) | | | |
| **Site Description** | | | | | | | | | | | | |
| Rectangular parcel of agricultural land west of Broadbridge, between the A259 and railway line. Loose knit residential ribbon development to the east, Chichester Harbour to the south of the A259, agricultural land to north (beyond railway line) and west. Small commercial clusters 500m-700m to east. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is approximately 350m from the settlement boundary, adjacent to existing residential development. It is potentially suitable subject to access, flood risk, landscape and ecology impact (particularly on the Harbour/AONB opposite). | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was submitted in 2018 with no ownership or availability constraints. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. The promoter identifies that development is deliverable within the early years of the Plan, with completion around 3 years after commencement. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable within the Plan period. Estimated yield reduced in response to environmental constraints. The site has also been identified by the promoter as an option for access to HBO0025 if the western side is developed. Based on potential relationship with HBO0025 and identification for self-build, estimated phasing during years 6-10 | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 98 dwellings | | Promoter | | 3.3ha | | | 30 | | 68 | | 0 | |
| 50 dwellings | | CDC | | 2ha | | | 0 | | 50 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HBO0023 | | | Knapp Farm | | | Bosham | | | | Bosham | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 0.4ha | Agricultural | | | | N | | | Residential | | | |
| **Site Description** | | | | | | | | | | | | |
| Irregular shaped agricultural land, adjacent to Knapp Farm cottages. Isolated location south of the A27 east of Brooks Lane providing access to Bosham to the south. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable subject to detailed consideration, including on matters including access, landscape and A27 impact. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was submitted in 2018 and confirmed in 2020 to remain available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. The promoter identifies that the site could be developed within 5 years. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable during the Plan period. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 8 dwellings | | Promoter | | 0.4ha | | | 8 | | 0 | | 0 | |

| **HELAA ID** | | **Site Address** | | | | | **Settlement** | | **Parish** | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HBO0025 | | Land north of Bosham/ Broadbridge | | | | | Broadbridge | | Bosham/Funtington/Fishbourne | | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 159ha | Agricultural | | | | N | | Residential, mixed use, community, employment | | | | |
| **Site Description** | | | | | | | | | | | | |
| Extensive agricultural land to the north of Broadbridge between the railway line and A27. Ratham Lane splits the site into east and west parcels. The site is approx. 500m from the SDNP boundary and around 160m from the AONB at its closest point (western side). Ratham Lane rises to bridge the A27 to the north. The site is generally flat, level and open, and crossed with high voltage pylons. A bridleway crosses north/south through the eastern part at Knapp Farm. Knapp Farm Cottages and Brooks Lane premises are excluded, Polthooks estate included | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is immediately north of Bosham Railway Station. The central eastern part of the site between Ratham Lane and Knapp Farm and north of HBO0009/HBO0002b is the least constrained. The remaining land to the west is significantly constrained by flood and landscape impact constraints. Detailed consideration would be needed particularly on access and landscape impact, and use of quality agricultural land. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was submitted in 2019 with no constraints on availability. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| The promoter’s submissions include a new A27 junction, the feasibility of which (or a suitable alternative) would need to be tested if deemed essential. The promoter has access to adjacent land if required for access. Other land to west (HBO0003/22a) could be included. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable likelihood that the site would be developable, at least in part, within the Plan period. The estimated yield has been reduced to take into account key constraints. The promoter has offered an unusually high delivery estimate of up to 200-250dw per year. | | | | | | | | | | | | |
| **Yield** | | | | | | **Estimated timescales for delivery** | | | | | | |
| **Proposed (or estimated)** | | | **Source** | **Net area/ floorspace** | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | **16+ years** | |
| 3000 dwellings | | | Promoter | 159ha | | 200 | | 1000 | | 1250 | 550 | |
| Local centre, education, employment (Use classes E and F) | | | Promoter/CDC | 30ha | |  | | Y | | Y | Y | |
| 2500 dwellings | | | CDC | c.100ha | | 0 | | 500 | | 500 | 1500 | |

### Boxgrove

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HBX0002a | | | Land north of Boxgrove Primary School | | | Boxgrove | | | | Boxgrove | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 2.33ha | Paddock | | | | N | | | Residential | | | |
| **Site Description** | | | | | | | | | | | | |
| Site adjacent to the SDNP boundary to the north and Boxgrove settlement boundary to the south. Boxgrove Conservation Area opposite. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is adjacent to the settlement boundary. The site is potentially suitable subject to detailed consideration including on matters of landscape impact and setting of SDNP and the Conservation Area. The lower of the estimated yields used to accommodate landscape buffers | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was submitted in 2016 and confirmed in 2020 to remain available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. The promoter identifies that the site could be developed within 5 years. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that the site would be developable within the Plan period. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 50-75 dwellings | | Promoter | | 2.3ha | | | 50 | | 0-25 | | 0 | |
| 50 dwellings | | CDC | | 2ha | | | 50 | | 0 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HBX0002b | | | Land north west of Boxgrove Primary School | | | Boxgrove | | | | Boxgrove | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 11ha | Agricultural | | | | N | | | Residential | | | |
| **Site Description** | | | | | | | | | | | | |
| Site adjacent to the SDNP boundary to the north and Boxgrove settlement boundary to the south. Boxgrove Conservation Area opposite. Overhead power cables cross the site | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is adjacent to the settlement boundary. The site is potentially suitable subject to detailed consideration including on matters of landscape impact, flood risk, and setting of SDNP and the Conservation Area. Estimated yield reduced (at the promoted density of 35dph) to take constraints into account. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was submitted in 2016 and confirmed in 2020 to remain available. The submitted site size information identifies HBX0002b also includes HBX0002a. Sites separated to avoid double counting. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. The promoter identifies that the site could be developed within 5 years and take up to 5 years to complete. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that the site would be developable within the Plan period. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 325 dwellings | | Promoter | | 11ha | | | 80 | | 245 | | 0 | |
| 224 dwellings | | CDC | | 8ha | | | 40 | | 184 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HBX0003a | | | Land south of Crouch Cross Lane | | | Boxgrove | | | | Boxgrove | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 4.7ha | Agriculture/paddocks | | | | N | | | Residential | | | |
| **Site Description** | | | | | | | | | | | | |
| The site is located to the south of residential properties along Crouch Cross Lane, west of Priors Acre and north of the A27. It wraps around Boxgrove Farm. The site is irregular in shape and relatively flat and open on all sides. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is adjacent to established development in Boxgrove. The site is potentially suitable subject to detailed consideration including on matters of access, noise and landscape impact. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The promoter updated the site information in 2018 and confirmed in 2020 that it remains available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. The promoter identifies that development is deliverable within the early years of the Plan. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable during the Plan period. Completion is estimated at 2-3 years from commencement. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 115 dwellings (including C2) | | Promoter | | 4.7ha | | | 80 | | 35 | |  | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HBX0006 | | | Land east of The Street | | | Boxgrove | | | | Boxgrove | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 3ha | Agricultural | | | | N | | | Residential | | | |
| **Site Description** | | | | | | | | | | | | |
| The site is adjacent to the settlement boundary, and the A27 borders the site to the south. The site is south of Grade I listed Boxgrove Priory and the Priory Church | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is adjacent to a settlement boundary. It is considered potentially suitable subject to detailed consideration of access, impact on heritage assets and A27 impacts. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was submitted in late 2017 and confirmed in 2020 to remain available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that the site would be deliverable. Estimated yield reduced due to identified constraints, particularly the wider setting of the Grade I listed Priory. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 75 dwellings | | Promoter | | 3ha | | | 75 | | 0 | | 0 | |
| 30 dwellings | | CDC | | 1.25ha | | | 30 | | 0 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HBX0007 | | | Land north of Boxgrove Priory | | | Boxgrove | | | | Boxgrove | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 16.9ha | Agricultural | | | | N | | | Residential | | | |
| **Site Description** | | | | | | | | | | | | |
| Irregular shaped parcel of agricultural land to the north of the Grade I listed Boxgrove Priory and Grade I listed Priory Church of St Mary and St Blaize, also a Scheduled Monument. The site extends northwards towards Halnaker, and sits between the Boxgrove and Halnaker Conservation Areas. Overhead power cables cross the southern part of the site. The area is archaeologically sensitive and is close to the South Downs National Park boundary | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The Setting of Grade I listed buildings and the Scheduled Monument makes the southern section unsuitable for development. A small part of the northern section is potentially suitable, adjacent to the main road in Halnaker/The Street, subject to detailed consideration of landscape and heritage and heritage setting impacts. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was assessed in the 2018 HELAA and is understood to remain available. There is no known developer interest, suggesting delivery no earlier than the mid phase | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known legal, ownership or viability constraints. Part of the site could be delivered alongside HBX0010 adjacent to the A285. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| Part of the site is considered to be developable. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 400 dwellings | | Promoter | | - | | | 50 | | 350 | | 0 | |
| 72 dwellings | | CDC | | 3ha | | | 0 | | 72 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HBX00010 | | | Stane Street Halnaker | | | Boxgrove | | | | Boxgrove | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 0.87ha | Grassland/Agriculture | | | | N | | | Residential | | | |
| **Site Description** | | | | | | | | | | | | |
| The square site is located adjacent to residential properties in Halnaker, approximately 500m north of the settlement boundary. The site is adjacent to the Halnaker Conservation Area. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable subject to considerations of heritage impact. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was submitted in 2018 and confirmed in 2020 to remain available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. The site is under option to a developer. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable during the Plan period. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 24 dwellings | | Promoter | | 0.87ha | | | 24 | | 0 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HBX0011 | | | Farm Buildings North (Land North of Temple Bar Business Centre) | | | Boxgrove | | | | Boxgrove | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 0.96ha | Agricultural | | | | N | | | Residential/Mixed Use (E(g)(i) class) | | | |
| **Site Description** | | | | | | | | | | | | |
| Site is located between residential properties of Strettington to the north and Temple Bar Business Park to the south. Listed building to the north and south-east of the site. Site located approximately 1km from settlement boundary. Area of archaeological interest. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is considered potentially suitable subject to detailed consideration including on matters of access, heritage and landscape impact. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was submitted in 2018 and confirmed in 2020 to remain available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that the development would be deliverable during the Plan period. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 30 dwellings, E(g)(i) class | | Promoter | | 0.96ha  250sqm | | | 30 | | 0 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HBX0012 | | | Land South of Corner Cottage | | | Boxgrove | | | | Boxgrove | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 1.21ha | Agriculture | | | | N | | | Residential | | | |
| **Site Description** | | | | | | | | | | | | |
| Land north of Stane Street, with isolated residential properties located to north and east of site. Southern boundary located in Archaeological Priority Area. Site is approximately 1km from the nearest settlement boundary. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable subject to considerations including access, heritage and landscape impacts. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was submitted in 2016 and confirmed in 2020 to remain available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable during the Plan period. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 42 dwellings | | Promoter | | 1.21ha | | | 42 | | 0 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HBX0013 | | | Land east of Strettington Lane | | | Boxgrove | | | | Boxgrove | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 0.71ha | Vacant/Paddock | | | | N | | | Residential | | | |
| **Site Description** | | | | | | | | | | | | |
| Site is located between residential properties of Strettington, with Temple Bar Business Park located to the south-west. Listed buildings to the north and south of the site. Site located approximately 1.4km from both closest settlement boundaries (Boxgrove and Westhampnett) | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is considered potentially suitable subject to detailed consideration including on matters including access, landscape and heritage impact. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was submitted in 2018 and confirmed in 2020 to remain available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. Mid-point estimate used due to constraint mitigation | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable during the Plan period. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 20-25 dwellings (23) | | Promoter | | 0.71ha | | | 20-25 (23) | | 0 | | 0 | |

### Chichester

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HCC0002 | | | West of Chichester | | | Chichester | | | | Chichester/Lavant | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 115ha | Agricultural/development under construction | | | | N | | | Residential, employment, community | | | |
| **Site Description** | | | | | | | | | | | | |
| Extensive area of agricultural land wrapping around the western edge of Chichester City. Northern parcel under construction | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| This site allocation offers an opportunity to increase residential yields by increasing densities in key areas without increasing the developable area of the site or reducing open space. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site is available, development is underway. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| The developer promoted the additional dwellings in 2019. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| The timing of delivery of additional dwellings will be dependent on their location within the site and associated phasing proposals. Estimated to be during the mid-phase due to existing live permissions. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| +150 dwellings (1750 total) | | Promoter | | - | | | 0 | | 150 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HCC0009 | | | Land at St Pancras | | | Chichester | | | | Chichester | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 0.45ha | Employment, residential, vacant land | | | | Y | | | Residential | | | |
| **Site Description** | | | | | | | | | | | | |
| Corner plot on the junction of St Pancras (A285) with Spitalfield Lane. The site includes a vehicle repair and MoT garage on the roundabout corner, car and van rental and garden machinery units on the Spitalfield frontage, and an antiques dealer and residential flats fronting St Pancras. Parking for the commercial units is to the rear, off Spitalfields Lane. The far western and southern parts of the site are undeveloped. The site lies within a dense urban environment on a main transport route, surrounded by residential and commercial premises. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is currently primarily in active employment use. It is potentially suitable for mixed use redevelopment with higher density residential element (flats) subject to considerations including market needs, achieving safe access, air quality and potential contamination remediation. Suitable employment uses could include E class, A1-5, D1/2. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was submitted in late 2017. It is currently in use for various business premises and flats. It has been submitted by a developer and considered potentially available for future redevelopment | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| The promoter suggests redevelopment within the middle phase of the Plan. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| The condition of most of the buildings suggests that redevelopment may take place during the early to middle part of the Plan period. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 20 dwellings | | CDC | | Up to 0.45ha | | | 0 | | 20 | | 0 | |
| E(a-e)(gi-ii) uses | | CDC | | 0.45ha | | |  | | Y | |  | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HCC0029b | | | Bartholomews, Bognor Road | | | Chichester | | | | Chichester | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 0.42ha | Employment - offices | | | | Y | | | Residential | | | |
| **Site Description** | | | | | | | | | | | | |
| Office buildings to the north west of the former Bartholomews Agri Food site. The majority of the main site is under construction for residential development. The site is adjacent to the Bognor Road bridge and railway, surrounded by commercial and residential development. There is access from Bognor Road and Chatsworth Road. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| This PDL site is suitable for redevelopment for residential use if no longer required for employment purposes, or alternative employment uses. Contamination remediation may be required. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| A planning application was submitted in 2018 (23 dwellings) and a Prior Notification in 2019 (16 dwellings) for residential development. The site is considered available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable during the Plan period. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 19 dwellings | | CDC | | 0.35ha | | | 19 | | 0 | | 0 | |

| **HELAA ID** | | | **Site Address** | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HCC0035 | | | Land at the Tannery, Westgate | | Chichester | | | | Chichester | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | |
| 0.6ha | Vacant office buildings and car park | | | | Y | | Residential | | | |
| **Site Description** | | | | | | | | | | | |
| The site incorporates a number of vacant office buildings and car parking areas, and is located south of Westgate. The primary building was converted in the 1970s to offices (4 floors). Westgate frontage buildings date from the late 19th century. The site lies within the City Conservation Area and includes mature trees protected by TPO. The River Lavant borders the site to the south. Flood risk constraints affect the northern and southern boundaries. | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | |
| The site is within the settlement boundary. Notwithstanding loss of employment space, residential redevelopment considered suitable in principle due to likely viability impacts of contamination remediation. Prior Approval has previously been granted for 15 dwellings. The site is potentially suitable subject to detailed consideration of further constraints including contamination, heritage, trees and flood risk. A high density development is considered suitable in this context. | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | |
| The promoter updated the site information in 2019. It is therefore considered to be available. | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | |
| Development viability and the delivery timetable may be affected by contamination remediation requirements | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | |
| There is a reasonable prospect that the site would be developable during the Plan period. | | | | | | | | | | | |
| **Yield** | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 30 dwellings | | Promoter | | 0.4ha | | 0 | | 30 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HCC0037 | | | Land at Fairyhill/Fairy Cottage | | | Chichester | | | | Chichester/Lavant | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 2.25ha | Two dwellings and curtilage with woodland | | | | Y | | | Residential | | | |
| **Site Description** | | | | | | | | | | | | |
| Two dwellings, one set within a large curtilage, immediately north of HCC0002, access from Broyle Road. TPO woodland/area to north, Ancient Woodland to east, farmland to south and west. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable and could be linked through to HCC0002, subject to detailed considerations including access, tree and heritage impacts. The area has archaeological significance. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The promoter updated the site details in 2018. The site is considered to be available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| The promoter identifies construction could commence within 5 years. Estimated yield increased to make more efficient use of land while protecting the adjacent woodland and mature trees on site | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable during the Plan period. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 13 dwellings | | Promoter | | 1.57ha | | | 9 | | 0 | | 0 | |
| 20 dwellings | | CDC | | 1.57ha | | | 20 | | 0 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HCC0038 | | | Land north of New Bridge Farm | | | Fishbourne/Chichester | | | | Chichester/Funtington | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 11.4ha | Agricultural | | | | N | | | Residential | | | |
| **Site Description** | | | | | | | | | | | | |
| The site is roughly triangular in shape, bounded by the A27 to the south and west, New Bridge Farm to the south, Salthill Lodge (GII listed) to the north east and agricultural land with paths to the north. Access is from Salthill Road to the west. The site is flat. It includes drainage ditches, mature hedgerows and 6 individual TPOs. There is an area of hardstanding within the western part | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable, subject to considerations of access, drainage, setting of listed buildings, archaeology, impacts from the A27 and the site’s relationship to HCC0002. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The promoter updated the site information in 2018 and 2019. The site is considered to be available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| The promoter identifies that development could commence within the second phase of the Plan period. Estimate yield reduced to take constraints into account. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that the site would be developable during the Plan period. Completion is estimated within 4 years of commencement. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 300 dwellings | | Promoter | | 11.4ha | | | 0 | | 300 | | 0 | |
| 264 dwellings | | CDC | | 11ha | | | 0 | | 264 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HCC0039 | | | Salthill Park/land east of Salthill Road | | | Fishbourne/Chichester | | | | Chichester/Funtington | | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | | |
| 32ha | Agricultural | | | | N | | | Residential | | | | |
| **Site Description** | | | | | | | | | | | | | |
| The site comprises a series of agricultural fields with parcels of woodland and scrubland, surrounding the eastern side of Salthill Park (Grade II listed). Loose knit residential development to the north (West Broyle Drive estate) Protected trees to the north and Ancient Woodland to the west. | | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | | |
| The site is potentially suitable, subject to considerations of access, drainage, setting of listed buildings, archaeology, buffer for Ancient Woodland and the site’s relationship to HCC0002. | | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | | |
| The promoter updated the site information in 2018 and 2019. The site is considered to be available. | | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | | |
| The promoter identifies that development could commence within the second phase of the Plan period. Estimate yield reduced to take constraints into account. | | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable during the Plan period. Completion is estimated within 6-7 years of commencement. | | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | **16+ years** | |
| 750 dwellings | | Promoter | | 32ha | | | 0 | | 350 | | 350 | 0 | |
| 600 dwellings | | CDC | | 25ha | | | 0 | | 250 | | 350 | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HCC0040a | | | Metro House, Northgate | | | Chichester | | | | Chichester | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 0.2ha | Employment (office) | | | | Y | | | Residential | | | |
| **Site Description** | | | | | | | | | | | | |
| 30,333sqft serviced four storey office building in active use located within the Northgate Gyratory, adjacent to the WSCC Fire and Rescue HQ. The site is within the City Conservation Area and settlement boundary. Mature trees to the east and south, the southern three are protected by TPO. Listed buildings to the north and south. There is a car park to the north. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is in a central location and is potentially suitable for redevelopment for mixed use, or residential if no longer required for employment purposes. The promoter identifies that the site could potentially be developed in combination with Fire and Rescue HQ. Detailed consideration to be given to the Conservation Area, listed buildings and trees. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was promoted in 2016 and 2017 and confirmed in 2020 to remain available for redevelopment. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| The promoter identifies that development could commence within the second phase of the Plan period. The site is owned by a developer. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| Due to existing active employment uses, redevelopment for residential use is considered in the developable category. Mixed uses may be deliverable. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 20 dwellings | | Promoter | | 0.2ha | | | 0 | | 20 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HCC0050b | | | Part of Barnfield/north of Lidl (phase 2) | | | Chichester | | | | Chichester | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 4.25ha | Vacant, former gravel extraction/landfill | | | | N | | | Mixed use | | | |
| **Site Description** | | | | | | | | | | | | |
| Site within settlement boundary. It is bordered to the west by residential development and a crematorium on the east with out of town retail units and a fuel garage beyond. River Lavant to the western boundary, Flood Zone 3b. Other parts of the site are within Flood Zone 2. Access from the north or via Lidl to the south, recently developed. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| This is part of a wider regeneration site (City North Development Brief, 2012) which is now mostly developed, within a commercial (retail predominantly) and residential area. Planning permission for mixed commercial uses has expired. The site has potential for mixed uses including an element of residential (including specialist), subject to contamination/gas and flood risk considerations. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The promoter updated the site information in 2019. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known deliverability constraints. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| The site is considered to be deliverable for retail, other employment or mixed uses with employment as the primary use. The site is currently the subject of a development agreement which would impede the delivery of residential development in the short term. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| E class (a-e, g) sui generis employment | | CDC/Promoter | | Up to 3.7ha | | | Y | |  | |  | |
| 50 dwellings alongside commercial uses | | CDC | | 0.7ha | | | 0 | | 50 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HCC0057 | | | Land north of Brandy Hole Lane | | | Chichester | | | | Chichester | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 9.1ha | Agricultural/pasture | | | | N | | Residential, Mixed Use | | | | |
| **Site Description** | | | | | | | | | | | | |
| Agricultural land to the north west of Chichester City adjacent to the settlement boundary, with access from Plainwood Close and Brandy Hole Lane. Site is adjacent to the Centurion Way. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable subject to further consideration including matters of access and environmental impacts including landscape and trees. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was submitted in 2018 and further promoted in 2019. It is therefore considered to be available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. The promoter identifies that development could commence within the early years of the Plan however without developer involvement the middle phase is more likely. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that the site would be developable during the Plan period. Completion is estimated within 5 years of commencement. | | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** | |
| 250-300 dwellings (including C2) | | Promoter | | 9ha | | | | 0 | 300 | | 0 | |
| E(a)/F2(a) class | | Promoter | | 500sqm | | | |  | Y | |  | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HCC0058 | | | 12-18 West Street and 51-55 Tower Street | | | Chichester | | | | Chichester | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 0.3ha | Retail (vacant) | | | | Y | | | Mixed use, Retail (ground floor), Residential/Commercial/Tourism/Education (upper floors) | | | |
| **Site Description** | | | | | | | | | | | | |
| Department store with ancillary buildings and yard fronting West Street and the Cathedral. Statutory listed buildings, located within the City Conservation Area. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is suitable for mixed use development, subject to further consideration including economic and heritage impacts. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was submitted in 2019 and is therefore considered to be available | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| The premises are currently vacant and in a prime city centre location. There are no known constraints that would make development unachievable in principle. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable during the Plan period. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 10 dwellings | | CDC | | - | | | 10 | | 0 | | 0 | |
| E(a-c) (e-g(i)) F1(a) | | Promoter/CDC | | 2,000sqm | | | Y | |  | |  | |

| **HELAA ID** | | | **Site Address** | | **Settlement** | | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HCC0059 | | | Land west of C & J Marine, Clay Lane | | Chichester | | | | | Chichester | | |
| **Site size (gross)** | **Existing Use** | | | | | **PDL** | | **Proposed Use** | | | |
| 0.5ha | Paddock, storage | | | | | Part | | Residential | | | |
| **Site Description** | | | | | | | | | | | | |
| Paddock land north of Clay Lane, opposite HCC0015 now under construction. A27 to west. Commercial premises to east. Informal storage use on part of the site by the access onto Clay Lane. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is considered potentially suitable subject to further consideration including on matters of access, drainage and A27 impacts. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was submitted in 2019 and is considered to be available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable during the Plan period. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 9 dwellings | | Promoter | | 0.5ha | | | 9 | | 0 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HCC0060 | | | 22 Freeland Close | | | Chichester | | | | Chichester | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 0.1ha | Residential (specialist housing) | | | | Y | | | Residential (specialist housing) | | | |
| **Site Description** | | | | | | | | | | | | |
| Residential building containing 3 flats with communal facilities, located in a residential estate at the north western edge of Chichester. A27 and planted buffer to west. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is in existing residential use. It is considered potentially suitable for higher density residential development, subject to further consideration including A27 impact. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was submitted as a planning application in 2019 for a net gain of 14 dwellings and is therefore considered to be available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable during the Plan period. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 14 dwellings | | Promoter | | 0.1ha | | | 14 | | 0 | | 0 | |

### Chidham & Hambrook

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HCH0003 | | | Land north of Aviary Close | | | Hambrook | | | | Chidham & Hambrook | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 1.2ha | Paddock | | | | N | | Residential | | | | |
| **Site Description** | | | | | | | | | | | | |
| Field to the south of the A27 with access from Hambrook Hill South. The site borders Broad Road to the east. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is considered potentially suitable subject to further consideration of details, including access. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was submitted independently in 2017 and in combination with adjacent site HCH0009 in 2018 and is therefore considered available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable during the Plan period. | | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** | |
| 39 dwellings | | Promoter | | 1.2ha | | | | 39 | 0 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HCH0004 | | | Land east of Broad Road | | | Hambrook | | | | Chidham & Hambrook | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 3.9ha | Agriculture | | | | N | | Residential, Employment, Community | | | | |
| **Site Description** | | | | | | | | | | | | |
| Triangular parcel of land north of Hambrook. A27 to the north-east with screening. Residential to south (within settlement boundary). Bordered by Broad Road to the west and Scant Road West to the south. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site has access from Broad Road. It is potentially suitable subject to further detailed consideration. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| Further representations were made by the promoter on this site in 2019. It is therefore considered available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. The site is being promoted on behalf of a developer. | | | | | | | | | | | | |
| **Deliverability/ Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable during the Plan period. The promoter estimates completion within 3 years of commencement. | | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** | |
| 110 dwellings | | Promoter | | 3.9ha | | | | 80 | 30 | | 0 | |
| E(a)(ci/ii)(e)(gi), F2 | | Promoter/CDC | | 750sqm | | | | Y |  | |  | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HCH007a | | | Land at Cox’s Barn | | | Hambrook | | | | Chidham and Hambrook | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 11.9ha | Agricultural, residential, horticultural, paddock | | | | Part | | Residential, including self-build | | | | |
| **Site Description** | | | | | | | | | | | | |
| Agricultural and paddock land to the south east of Hambrook, including Thorns House, Coxes Farmhouse and Broad Road Nursery. Access from Broad Road to the west. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is considered potentially suitable subject to detailed consideration, including on matters of access, drainage and landscape impacts. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site details were updated in 2019 and 2020. The site is considered to be available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. The site is being promoted on behalf of a developer. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable during the Plan period. Completion is estimated within 5-6 years of commencement. | | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** | |
| 300 dwellings | | Promoter | | 3.9ha | | | | 80 | 220 | | 0 | |
| E(a) | | Promoter | | 300sqm | | | |  | Y | |  | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HCH0008 | | | Land south of The Avenue and east of Broad Road | | | Hambrook | | | | Chidham & Hambrook | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 1.5ha | Dwelling, paddocks and stables | | | | Part | | Residential | | | | |
| **Site Description** | | | | | | | | | | | | |
| Dwelling (Pear Tree House) with large curtilage and paddock to the rear, with access from Broad Road from the west. Residential context. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable for residential development subject to detailed consideration. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was last promoted during the Call for Sites in 2016 on behalf of a developer. It is considered available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable within the Plan period. | | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** | |
| 35 dwellings | | Promoter | | 1.1ha | | | | 35 | 0 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HCH0009 | | | Land at Springfield House | | | Hambrook | | | | Chidham & Hambrook | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 0.80ha | Garden/field, kennel | | | | Part | | Residential | | | | |
| **Site Description** | | | | | | | | | | | | |
| Curtilage of Springfield House. Well-wooded on north and eastern boundaries. South of the A27 and west of Broad Road. Kennel use of former poultry sheds. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable individually or in combination with development of HELAA site HCH0003, subject to detailed consideration of matters including access and A27 impact. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was promoted jointly with HCH0003 in 2018 and confirmed in 2020 to be available independently. It is therefore considered available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that the site would be deliverable during the Plan period. | | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** | |
| 25 dwellings | | Promoter | | 0.8ha | | | | 25 | 0 | | 0 | |

| **HELAA ID** | | | **Site Address** | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HCH0012a | | | Flat Farm, Land east of Broad Road | | Nutbourne | | | | Chidham & Hambrook | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | |
| 15.4ha | Agriculture | | | | N | | Residential, Mixed Use | | | |
| **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 two dwellings. Church part way along western boundary excluded from site. | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | |
| The site is opposite established development with access from Broad Road. It is potentially suitable subject to further consideration including landscape impact (including AONB setting and views to the South Downs). CDC estimated yield reduced in response to constraints and proposed mix of uses. | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | |
| The promoter updated the details in 2018 and confirmed in 2020 that the site remains promoted as a whole parcel. | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. The site is under option to a developer. The promoter identifies that the site is achievable within the first 10 years of the Plan. | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | |
| There is a reasonable prospect that the site would be deliverable during the Plan period. | | | | | | | | | | | |
| **Yield** | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 450 dwellings | | Promoter | | 15.4ha | | 50 | | 250 | | 150 | |
| 300 dwellings | | CDC | | 12.5ha | | 50 | | 200 | | 50 | |
| E(a)(gi) | | Promoter/CDC | | 500sqm | |  | | Y | |  | |

| **HELAA ID** | | | **Site Address** | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HCH0014a | | | Pottery Field, Land west of Nutbourne East | | Nutbourne | | | | Chidham & Hambrook | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | **Proposed Use** | | | | |
| 7.6ha | Agricultural | | | | N | Residential, Primary School | | | | |
| **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 adjacent to a settlement boundary. It is potentially suitable subject to further consideration including landscape impact (including AONB setting and views to the South Downs), settlement identity of Nutbourne east and coalescence with Southbourne. | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | |
| The promoter updated the details in 2018 and confirmed in 2020 that the site remains promoted as a whole parcel. The site is under option to a developer. The promoter identifies that the site is achievable within the first 5 years of the Plan. | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. The site is under option to a developer. The promoter identifies that the site is achievable within the first 5 years of the Plan. | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | |
| There is a reasonable prospect that residential development would be deliverable during the Plan period, with community development developed alongside or after the residential element depending on local needs. | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** | |
| 90 dwellings | | Promoter | | 7.6ha | | | 40 | 50 | | 0 | |
| 2 Form Entry Primary School  Land for medical/community centre | | Promoter | | 3.5ha | | |  | Y | |  | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HCH0019b | | | Land at Flat Farm | | | Nutbourne | | | | Chidham & Hambrook | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 1.5ha | Agriculture/grazing land | | | | N | | Residential | | | | |
| **Site Description** | | | | | | | | | | | | |
| Open agricultural field with a caravan park to the north. Access through existing residential development to the west. Deep drainage ditch and high voltage pylons along the northern boundary. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable subject to detailed consideration, including on matters of access, drainage, utilities and landscape impact. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was submitted in 2017 and confirmed in 2020 to remain available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. The site as submitted was under option and estimated to be developed within the first 5 years. | | | | | | | | | | | | |
| **Deliverability/ Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable individually during the Plan period, or developable as part of the larger area. | | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** | |
| 40 dwellings | | Promoter | | 1.4ha | | | | 40 | 0 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HCH0022 | | | Land at Cuckoos Corner | | | Nutbourne | | | | Chidham | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 6.24ha | Agricultural | | | | N | | | Residential | | | |
| **Site Description** | | | | | | | | | | | | |
| Triangular site between Broad Road and Newells Lane, with access from the south via Drift Lane. The site is predominantly within an agricultural context with a ribbon of residential development to the south and scattered development to the north. It is crossed by overhead power cables | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable subject to detailed consideration of drainage and landscape impacts, and management of the power lines area. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The promoter updated the site details in 2020. The site is considered to be available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known deliverability constraints. The promoter’s yield takes into account a buffer for the overhead cables, SUDS and SANGs. The promoter estimates completion within 5-6 years of commencement | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that the site would be developable during the Plan period. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 175 dwellings | | Promoter | | 5ha | | | 0 | | 175 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HCH0023 | | | Land to the north of Far Close and Oaklands/Chaswood Nursery | | | Nutbourne | | | | Chidham | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 1.47ha | Dwelling with curtilage, former plant nursery | | | | Part | | | Residential | | | |
| **Site Description** | | | | | | | | | | | | |
| Long rectangular site, set back from the A259 behind frontage dwellings. Land formerly used as a nursery. AONB to south, caravan park to west, commercial and residential properties (including Cockleberry Farm business units) to east. Agricultural land between site and railway to the north. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable, subject to access considerations and impacts from commercial uses adjacent. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was promoted in 2017 with a planning application for part of the site submitted in summer 2020. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known deliverability constraints. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable during the Plan period. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 44 dwellings | | Promoter | | 1.4ha | | | 44 | | 0 | | 0 | |

| **HELAA ID** | | | **Site Address** | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HCH0024 | | | Land at Scant Road West | | Hambrook | | | | Chidham and Hambrook | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | **Proposed Use** | | | | |
| 3ha | Paddocks | | | | N | Residential, Mixed Use | | | | |
| **Site Description** | | | | | | | | | | | |
| Site on the edge of an existing settlement comprising a series of paddocks with some mature trees. A27 to the north with a public right of way between. Access from Scant Road West | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | |
| Previous concerns about the principle of site access have been addressed sufficiently for the purpose of this assessment. The site is potentially suitable subject to detailed consideration, including on matters of access, landscape and A27 impact. | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | |
| The site was submitted in 2017 with details were updated by the promoter in 2019. The site is considered to be available. | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. The promoter identifies that the site is achievable within the first 5 years of the Plan. | | | | | | | | | | | |
| **Deliverability/ Developability** | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable during the Plan period. Completion is estimated by the promoter to be within 2 years of commencement. | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** | |
| 70-80 dwellings | | Promoter | | 3ha | | | 80 | 0 | | 0 | |
| E (g)(i-ii) | | Promoter | | 500sqm | | | Y |  | |  | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HCH0025 | | | Land at Coombe Leigh | | | Hambrook | | | | Chidham and Hambrook | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 0.8ha | Residential, garden, caravan storage, camping field | | | | Part | | Residential | | | | |
| **Site Description** | | | | | | | | | | | | |
| Residential property and curtilage with land also used for caravan storage and camping (5 pitches). Site accessed from Broad Road. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable individually or in combination with the delivery of HCH0007a, subject to consideration of matters including access. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site promoter confirmed in 2020 that the site remains available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| Development likely to be achievable if the tourism and associated storage uses cease. Estimated timetable for delivery during later phase accordingly. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect the site would be developable during the Plan period. | | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** | |
| 27 dwellings | | Promoter | | 0.8ha | | | | 0 | 27 | | 0 | |

### Earnley

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HE0001 | | | 133-137 Almodington Lane, Earnley, PO20 7JR | | | East Wittering | | | | Earnley | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 10 ha | Horticultural and equestrian with dwellings | | | | Part | | | Residential | | | |
| **Site Description** | | | | | | | | | | | | |
| Square shaped site within Almodington Horticultural Development Area. Site comprises of nursery buildings, dwellings and a butterfly centre with open agricultural land to the west and south of the site. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| Flood zones 2 and 3 (associated with a watercourse – main river) run across the south-eastern and eastern boundary. Site potentially suitable subject to detailed consideration of matters including flood risk, access, landscape and environmental impacts. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| Site promoted by landowner in 2017 and assessed in HELAA 2018. There is no known developer involvement. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There is a reasonable prospect that development would be achievable during the Plan period. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| Landowner identifies land as having potential to be developed within 5 years with completion of development taking 2 years. Given the lack of developer involvement, multiple properties and site size, the site is considered more likely to come forward at a later stage, potentially across the mid to late phases. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 216 dwellings | | CDC | | 9ha | | | 0 | | 150 | | 66 | |

| **HELAA ID** | | | **Site Address** | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HE0002 | | | Land south of Clappers Lane | | East Wittering | | | | Earnley | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | **Proposed Use** | | | | |
| 9.3ha | Agriculture | | | | N | Residential | | | | |
| **Site Description** | | | | | | | | | | | |
| Large agricultural field on the East Wittering & Bracklesham and Earnley parish boundary. Immediately adjacent to HEWB0005 currently under construction. Residential development and holiday park to south. Watercourse to eastern boundary, Earnley Conservation Area opposite. | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | |
| Part of the site is potentially suitable subject to detailed consideration including on matters of flood risk (including as a result of climate change), environmental impacts (including on Earnley Rife) and the setting of the Conservation Area. | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | |
| The site details were updated in 2018 and 2019. An outline application (20/03125/OUT) for up to 100 dwellings was submitted in December 2020. The site is considered to be available. | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle, however the current and future flood risk significantly constrains the developable area. Estimated yields have been reduced further, since the 2020 HELAA was published. The site is under option to a developer. The promoter identified in 2018 that the site could be developed within the second phase of the Plan, however given recent development activity locally and the detail in the more recent submissions, an earlier delivery is now considered reasonable. | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | |
| There is a reasonable prospect that the site would be deliverable during the Plan period. Commencement is estimated within 2 years of approval. CDC estimate takes climate changes into account but uses a comparable density to the promoter estimate of 25 dph. | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** | |
| 100 dwellings | | Promoter | | 3.36ha | | | 100 | 0 | | 0 | |
| 69 dwellings | | CDC | | 2.29ha | | | 69 | 0 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HE0003 | | | Earnley Concourse, Drove Lane, O20 7JL | | | East Wittering | | | | Earnley | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 0.92 ha | Disused Adult Education Centre | | | | Y | | | Residential | | | |
| **Site Description** | | | | | | | | | | | | |
| Brownfield site bounded to the west by the Earnley Conservation Area and to the south and east by open agricultural fields. Housing is situated to the north of the site. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable for redevelopment subject to detailed consideration of impact on heritage assets, climate change flood risk and its location within a tree preservation area. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| Parish Council submission made in 2018, the site is currently owned by developer. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| Promoted site forms part of a larger site included in an outline planning application made at the end of 2019 | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| The promotor identifies that site could be developed within 5 years. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 22 dwellings | | CDC | | 0.92ha | | | 22 | | 0 | | 0 | |
| 32 dwellings (as part of larger site) | | Developer | |  | | | 32 | | 0 | | 0 | |

**East Wittering and Bracklesham**

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HEWB0001a | | | Land at Bracklesham Lane (south) | | | East Wittering and Bracklesham | | | | East Wittering and Bracklesham | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 9.88ha | Agriculture | | | | No | | Residential | | | | |
| **Site Description** | | | | | | | | | | | | |
| The site is located directly north of existing residential development in Bracklesham Bay and comprises open fields either side of Stubcroft Lane. The eastern boundary adjoins the B2198 Bracklesham Lane. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is considered potentially suitable subject to detailed consideration including on matters of access, flooding and ecology associated with the rife at the western edge. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| Site promoted in 2018 and is considered available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| The promotor identifies that site could be developed within 5 years. | | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** | |
| 300 dwellings | | Promoter | | 9.7ha | | | | 300 |  | |  | |
| 212 dwellings | | CDC | | 8.81ha | | | | 212 |  | |  | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HEWB0002a | | | Land at Bracklesham Lane (north) | | | East Wittering and Bracklesham | | | | East Wittering and Bracklesham | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 16 hectares | Agriculture | | | | No | | Residential | | | | |
| **Site Description** | | | | | | | | | | | | |
| The site comprises two large, generally level arable fields. To the north is Wittering Business Centre; to the west is Church road and East Wittering Primary School. To the south are residential curtilages and a recreation ground. There is a watercourse to the eastern boundary. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable for development subject to detailed consideration of access, landscape impact and ecology – including the current designation as a Brent Goose candidate site. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| Site promoted in 2019. There is known developer involvement. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| The promoter identified in 2019 that the site could be developed within the first phase of the Plan. Given recent development activity locally this is considered reasonable. However, the status of the site as a Brent Goose candidate site needs to be considered in more detail, including the submission of surveys to confirm the status of the site. Subject to the findings of surveys, mitigation may be required or the developable area reduced. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| The promotor identifies that site could be developed within 5 years. However, given the status of the site as a Brent Goose candidate site, it is considered that further information (in the form of appropriate surveys) is required to demonstrate deliverability of the site. As such it is considered that delivery in the second phase of the plan is more likely. | | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** | |
| 300 dwellings | | Promoter | | 16 ha | | | | 300 |  | |  | |
| 300 dwellings | | CDC | | 16.23 ha | | | |  | 300 | |  | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HEWB0008 | | | Sunlands | | | East Wittering and Bracklesham | | | | East Wittering and Bracklesham | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 0.15ha | Vacant | | | | No | | Residential | | | | |
| **Site Description** | | | | | | | | | | | | |
| The site is vacant land to the north of Sunlands, a residential property to the west of Bracklesham Lane. The site is directly adjacent to HEWB0001a. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable for development subject to detailed consideration of access, landscape impact and ecology. However, there are no known constraints affecting the site. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| Site promoted in 2017. There is known developer involvement. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| The promoter identified in 2019 that the site could be developed within the first phase of the Plan. Given recent development activity locally and the lack of any significant, known constraints, this is considered reasonable. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| The promoter has confirmed that there is developer interest in the site | | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** | |
| 5-7 dwellings | | Promoter | | 0.15 ha | | | | 5-7 |  | |  | |
| 5 dwellings | | CDC | | 0.15 ha | | | | 5 |  | |  | |

### Fishbourne

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HFB0004a | | | Land west of Blackboy Lane | | | Fishbourne | | | | Fishbourne | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 19.1ha | Agriculture | | | | N | | Residential, Community | | | | |
| **Site Description** | | | | | | | | | | | | |
| Flat open agricultural land to the immediate west of Fishbourne. Blackboy Lane to east, Clay Lane to north, railway line to south, agricultural land to west. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is adjacent to the settlement boundary. It is considered potentially suitable subject to detailed consideration including on matters of landscape impact. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The promoter updated the site details in 2019. The site is considered to be available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. The submitted information identifies that a developer has been secured. Two options have been submitted, up to 250 dwellings in a single phase, to start during the first 5 years. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect development would be deliverable during the Plan period. On the basis of submitted information for delivery rates of 25 - 50 dwellings per year, completion for 250 dwellings is estimated at 5 - 10 years. The community use is identified for development with the first residential units. | | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** | |
| 100-250 dwellings | | Promoter | | Up to 7.13ha | | | | 50 | 150 | | 50 | |
| E(f), F2(a/b) | | Promoter | | 0.2ha/800sqm | | | | Y |  | |  | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HFB0006 | | | Land to the East of South Barn, Fishbourne | | | Fishbourne | | | | Fishbourne | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 0.3 ha | Paddocks | | | | N | | | 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 including access landscape impact on the AONB opposite. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was assessed in the 2018 HELAA and confirmed in 2020 as remaining available by the sole owner. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There is a reasonable prospect that development would be achievable during the Plan period. While the site is not currently being marketed or under option to a developer it is small in scale and likely to be achievable in the short term. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| Development could be delivered within the early part of the plan period | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 8 dwellings | | Promoter | | 0.3ha | | | 8 | | 0 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HFB0007 | | | Land east of Clay Lane | | | Fishbourne | | | | Fishbourne | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 0.96ha | Grazing land | | | | N | | | Housing | | | |
| **Site Description** | | | | | | | | | | | | |
| The site is located outside of the settlement boundary to the east with the land used for horse grazing. Clay Lane runs along the western boundary of the site and the A27 is at the east boundary with a strong line of buffering. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| Potentially suitable subject to detailed consideration of access for vehicles and pedestrians, A27 noise mitigation, and drainage. The northern part of the site falls within an archaeological priority area. It is visually contained and could be suitable for higher density development. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was submitted during the Call for Sites 2017, assessed in the 2018 HELAA and is therefore considered available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| Subject to the considerations above, there is a reasonable prospect that development would be achievable during the Plan period. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| This site is considered deliverable or may be developable as part of a wider strategic allocation east of Fishbourne including neighbouring land. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 23 dwellings | | CDC | | 0.9ha | | | 23 | | 0 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HFB0012 | | | Land at Clay Lane | | | Fishbourne | | | | Fishbourne | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 1.5ha | Grassland | | | | N | | Residential | | | | |
| **Site Description** | | | | | | | | | | | | |
| Triangular-shaped parcel of land, bounding Clay Lane to the eastern side and residential development on the western side. A27 to the north and east. Electricity pylon to south east boundary. Drain to southern boundary. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable, subject to detailed consideration including in relation to impacts from the A27, drainage and utilities. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was submitted in 2018 and is therefore considered available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable during the Plan period, in the first phase. | | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** | |
| 70 dwellings | | CDC | | 1.5ha | | | | 70 | 0 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HFB0016 | | | Land at Deeside Avenue | | | Fishbourne | | | | Fishbourne | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 3.7ha | Garden land, scrubland | | | | N | | Residential | | | | |
| **Site Description** | | | | | | | | | | | | |
| Irregular shaped parcel of land behind existing residential development on the eastern side of Fishbourne. Trees to the eastern boundary. Southern part appears to be used as garden land. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable subject to or in conjunction with HFB0018a (unless alternative access is secured), along with detailed consideration of matters including access, drainage, trees, and community/garden uses. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site details were updated in 2018 and 2019. The site is considered to be available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| The promoter considers issues with existing garden land use can be resolved. Two options have been submitted, up to 45 dwellings. Due to the low yield in relation to site size it is understood that the garden/amenity land would be retained in whole or part. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that the site would be developable during the Plan period, likely during the second phase due to constraints. | | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** | |
| 50 dwellings | | Promoter | | 1.5ha | | | | 0 | 50 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HFB0018a | | | Land west of Clay Lane | | | Fishbourne | | | | Fishbourne | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 3.6ha | Scrubland | | | | N | | Residential | | | | |
| **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. Immediately east of HFB0016 | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable, subject to detailed consideration of matters including access, A27 noise and drainage. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The promoter updated the site details in 2018 to confirm availability. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. Submitted details identify an option holder. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable during the Plan period. The promoter estimates completion 2 years from commencement. The site could be developed in combination with adjacent land including HFB0016. | | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** | |
| 80 dwellings | | Promoter | | 3.6ha | | | | 80 | 0 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HFB0021 | | | Land north of Godwin Way | | | Fishbourne | | | | Fishbourne | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 0.7ha | Paddocks | | | | N | | Residential | | | | |
| **Site Description** | | | | | | | | | | | | |
| The site is to the north west of Fishbourne. Blackboy Lane to east, Godwin Way to south, Clay Lane to north, agricultural land to west. It is a paddock area which forms part of a smallholding. Trees to the southern and eastern parts are protected by an Area TPO. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable subject to detailed consideration including on matters of access, A27 noise and tree impact. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The promoter updated the site details in 2019 to confirm availability. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable during the Plan period. Estimated yield increased from latest promoter submission, to make more efficient use of land. | | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** | |
| 9 dwellings | | Promoter | | 0.7ha | | | | 9 | 0 | | 0 | |
| 15 dwellings | | CDC | |  | | | | 15 | 0 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HFB0022 | | | Land West of Fishbourne, Ham Farm, Broadbridge | | | Fishbourne | | | | Fishbourne | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 12.5ha | Horticulture | | | | N | | | Housing | | | |
| **Site Description** | | | | | | | | | | | | |
| The square-shaped site is located between the A259 Main Road and railway line, west of Blackboy Lane and the settlement of Fishbourne. There is a small area of housing below the south west part of the site and further housing at the south-eastern boundary. The site is currently farmed as part of the owner’s horticulture business | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable subject to detailed consideration on matters including landscape impact (AONB opposite). | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The promoter updated the site details in 2020 and has confirmed the site is immediately available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| The site is in the sole ownership of a developer. The developer identifies that the site could be developed within 5 years. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect this site would be deliverable during the Plan period. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 250-334 dwellings | | Promoter | | 12.5ha | | | 80 | | 170-254 | | 0 | |
| 300 dwellings | | CDC | |  | | | 80 | | 220 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HFB0023 | | | Land at Four Ways, Clay Lane | | | Fishbourne | | | | Fishbourne | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 0.4ha | Dwelling and curtilage | | | | Y | | Residential | | | | |
| **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 potentially suitable subject to detailed consideration including on matters of access and impacts from the A27. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The promoter updated the site details in 2019 to confirm availability. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable during the Plan period. | | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** | |
| 15 dwellings | | Promoter | | 0.4ha | | | | 15 | 0 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HFB0025 | | | Land East of Poltooks Farm,  Clay Lane | | | Fishbourne | | | | Fishbourne | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 7 ha | Agricultural | | | | N | | | Residential (including self-build, residential institutions, housing for older people) | | | |
| **Site Description** | | | | | | | | | | | | |
| The greenfield site is situated south of the A27 screened by a thick area of trees, and to the west of the settlement of Fishbourne. The Polthooks Farm Industrial Estate is to the northwest of the site. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable subject to consideration of landscape, environmental and heritage matters. Consideration of the impacts of the A27 as well as high pressure gas pipe crossing the site in the south-west corner also necessary. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| Site details updated in 2020. The site is in sole ownership and is considered available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| Subject to considerations identified above, site is potentially achievable. Promoter identifies that the site could come forward within the first 5 years and deliver at over 35dph. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| Whilst promoter identifies that the site could be delivered within 5 years, the mid phase is considered more likely that due to the size and capacity of the site and mix of tenures. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 210 dwellings | | Promoter | | 6.9ha | | | 0 | | 210 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HFB0029 | | | Plot 1, Clay Lane | | | Fishbourne | | | | Fishbourne | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 0.51 ha | Agricultural | | | | N | | | Housing | | | |
| **Site Description** | | | | | | | | | | | | |
| Small square shaped parcel of land to the south of clay lane. The site is bounded by thick tree screening at its eastern boundary with the A27 whilst a railway line and telephone mast lies at the southern boundary to the site. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable subject to detailed consideration of the A27 noise mitigation and drainage as well as environmental, landscape and biodiversity impacts. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site is in sole ownership and was submitted by the promoter in 2018 as readily available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| The promoter considers the land could be included within a strategic allocation/masterplanned with adjoining sites. The promotor suggests completion of development within 18 months of start date. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| On the basis of the suggested links to the delivery of adjacent land, development within the mid phase is considered more likely | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 15 dwellings | | Promoter | | 0.5ha | | | 0 | | 15 | | 0 | |

### Funtington

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HFU0002 | | | Land West of Cheesemans Lane | | | Hambrook | | | | Funtington | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 2.9ha | Grazing Land | | | | N | | | Housing (including self-build/residential institutions/specialist housing for older people) | | | |
| **Site Description** | | | | | | | | | | | | |
| Rectangular parcel of land located north of the A27, contains a number of areas of dense trees and a small building within the southern part of the site. Housing is located to the south and west of the site whilst there is a small employment site to the north. Open agricultural field to east of site. Thick tree screening along the boundaries of the site. Site subject to Tree Preservation Order. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable subject to detailed further consideration including tree impact. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| Site within sole ownership. Assessed in 2018 HELAA, considered available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| Land owner identifies land as deliverable within 5 years with completion of development within 2 years from start date, however due to indicative mix of tenures and housing types, delivery likely to be slower. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 70 dwellings | | Promotor | | 2.5ha | | | 35 | | 35 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | | **Parish** | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HFU0003a | | | Land south west of Funtington | | | Funtington | | | | | Funtington | | | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | | | | |
| 142ha (115ha excl SDNP piece) | Agricultural | | | | N | | | Residential, mixed uses, employment, community | | | | | | |
| **Site Description** | | | | | | | | | | | | | | | |
| Large area of flat agricultural land (primarily pig farming) south west of Funtington, north west of West Ashling. It is bordered by Common Road to the north, Cheesemans Lane to the west, West Ashling Road to the south and extends close to Watery Lane to the east. The South Downs National Park boundary abuts the site’s north east, east and south eastern boundaries. Part of the original site (HFU0003b) lies within the SDNP, outside the Plan area. The site adjoins the Funtington Conservation Area to the north east adjacent to Grade II\* listed Parish Church of St Mary and lies close to the boundary of the West Ashling Conservation Area to the south east. A high pressure gas pipe crosses the centre of the site. There is a small area of Flood Zone 3b to the far south eastern boundary and a listed building (Grade II Balsam’s Farmhouse) within the site. | | | | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | | | | |
| The site is potentially suitable for development, with the western part the least sensitive with regard to designated landscape and heritage matters. Detailed consideration would also be required on matters of access. | | | | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | | | | |
| The site was most recently submitted in 2018. It is considered to be available. | | | | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | | | | |
| Estimated net developable area reduced to take constraints into account. | | | | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | | | | |
| The site is considered developable in principle, in whole or in part. Majority of development likely to take place beyond this Plan period. | | | | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | | **11 – 15 years** | | **16+ years** | |
| 2000 dwellings | | CDC | | c.100ha | | | 0 | | 200 | | | 500 | | 1300 | |
| Mixed employment and community uses (E, F2 classes) | | CDC | |  | | |  | | Y | | | Y | | Y | |
| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | | **Parish** | | | | |
| HFU0004 | | | Site 1, Northlands | | | Fishbourne | | | | | Funtington | | | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | | | | |
| 11 ha | Agricultural | | | | N | | | Residential | | | | | | |
| **Site Description** | | | | | | | | | | | | | | | |
| The site is an irregular shaped open field situated north of the A27 with housing to the east and further housing dispersed across agricultural fields to the west (HFU0005) and south (HFU0006). To the northern boundary is the B2178 Old Broyle Road whereas Salthill Road runs alongside the eastern boundary. Protected trees along the Salthill Road boundary, further trees in the north east corner and along the northern boundary (B2178). Northlands House (Grade II listed) to south. | | | | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | | | | |
| The site is potentially suitable subject to detailed consideration including heritage and landscape impact. | | | | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | | | | |
| Assessed in HELAA 2018, the site is owned by a developer and was confirmed in 2020 to remain available. | | | | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | | | | |
| There is a reasonable prospect that development would be achievable during the Plan period. | | | | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | | | | |
| It is considered reasonable to expect this site to start delivering development towards the end of phase 1. As developer also owns sites HFU0005 and HFU0006, this site could be considered as part of a larger development including the three sites together. | | | | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | | **6 – 10 years** | | | **11 – 15 years** | | |
| 240 dwellings | | CDC | | 10ha | | | 50 | | | 190 | | | 0 | | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HFU0005 | | | Site 2, Northlands | | | Fishbourne | | | | Funtington | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 6 ha | Agricultural | | | | N | | | Residential | | | |
| **Site Description** | | | | | | | | | | | | |
| Open field with Northlands Farm and A27 lying to the south whilst the B2178 Old Broyle Road lies to the north east. To the east (HFU0004) and west of the site are agricultural fields. Access roads run along the north, east and southern boundaries with dense tree screening to the north. Chichester Lodge (Grade II listed) to the north. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable subject to detailed consideration including access and landscape impact. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was assessed in HELAA 2018, is owned by a developer and confirmed in 2020 to remain available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There is a reasonable prospect that development would be achievable during the Plan period. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| The site is considered to be developable. As the developer also owns sites HFU0004 and HFU0006, this site could be considered as part of a larger development including the three sites together. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 144 dwellings | | CDC | | 6ha | | | 0 | | 144 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HFU0006 | | | Site 3, Northlands | | | Fishbourne | | | | Funtington | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 5.9 ha | Agricultural | | | | N | | | Residential | | | |
| **Site Description** | | | | | | | | | | | | |
| The site is an irregular shaped open field situated north of the A27 surrounded by a small amount of scattered housing. There is a large woodland area at the south western boundary whilst Salthill Road runs alongside the eastern boundary. Agricultural fields are to the north (HFU0004) and north west (HFU0005). An access road aligns the northern boundary. Ancient Woodland immediately to the south, protected trees along the Salthill Road boundary. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable subject to detailed consideration including access, landscape and heritage impact. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| Assessed in HELAA 2018, the site is owned by a developer and confirmed in 2020 to remain available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There is a reasonable prospect that development would be achievable during the Plan period. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| The site is considered to be deliverable. As developer also owns sites HFU0004 and HFU0005, this site could be considered as part of a larger development including the three sites together with this site potentially delivering development in the first phase. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 115 dwellings | | CDC | | 4.8ha | | | 50 | | 65 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HFU0007 | | | Land south-west of Newells Lane | | | Bosham | | | | Funtington | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 2.6ha | Agriculture | | | | N | | | Residential (including residential institutions, self-build and specialist housing for older people) | | | |
| **Site Description** | | | | | | | | | | | | |
| The site is a parcel of open agricultural land located between the A27 and A259 with further agricultural fields to the north and east of the site. Green Lane aligns the north and west boundaries whilst Newells Lane is at the eastern boundary. The train line runs along the southern boundary with a scrap yard/depot at the south east boundary and some housing surrounding the site to the west and south. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable subject to detailed further consideration including landscape impact, and amenity impacts from commercial use adjacent. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site is within sole ownership. Assessed in 2018 HELAA and confirmed to remain available in 2020. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| Land owner identifies land as able to be developed within 5 years with completion of development within 2-3 years; however there was no developer involvement at the time of submission. The site is considered to be developable. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 78 dwellings | | Promoter | | 2.6ha | | | 0 | | 78 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HFU0008 | | | Land north-east of Newells Lane | | | Hambrook | | | | Funtington | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 2.2 ha | Agriculture | | | | N | | | Residential (including self-build, residential institutions and specialist housing for older people) | | | |
| **Site Description** | | | | | | | | | | | | |
| Triangular shaped parcel of agricultural land. Northern boundary aligns with A27 with some tree screening. Scattered housing located to the west whilst there are further agricultural fields to the east and south. Deep tree boundaries to north and west. Drainage ditch to east. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable subject to detailed further consideration of matters including A27 mitigation, landscape impact and drainage. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| Site within sole ownership. Assessed in 2018 HELAA, confirmed as available in 2020. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There is a reasonable prospect that development would be achievable during the Plan period. CDC estimate reduced due to take constraints into account, at a similar density to proposal | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| Land owner identifies land as available within 5 years with completion of development within 2 -3 years from start date however there was no developer involvement at the time of submission. The site is considered to be developable. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 70 dwellings | | Promoter | | 2.2ha | | | 0 | | 70 | | 0 | |
| 50 dwellings | | CDC | | 1.8ha | | | 0 | | 50 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HFU0009 | | | Waterloo Farm, Southbrook Road | | | West Ashling | | | | Funtington | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 5.136ha | Equestrian | | | | N | | | Residential (including residential institutions, self-build and specialist housing for older people) | | | |
| **Site Description** | | | | | | | | | | | | |
| Irregular shaped parcel of land parcelled up into paddocks. Southbrook Road runs along the east side together with the South Downs National Park (SDNP) boundary. Mill Road and a further part of the SDNP boundary align with the northern site boundary. Small quantities of housing mixed with agricultural fields and woodland including Ancient Woodland surround the site. The western and southern boundaries are well screened with trees. Site includes livery stables. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable subject to detailed further consideration including biodiversity and landscape impacts given the site’s location adjacent to the South Downs National Park. Estimated yield reduced accordingly. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| In sole ownership, the site was submitted in 2018 and is considered to be available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| The promoter identifies the land as developable within 5 years with suggested phased development over 3 to 5 years. Given the existing livery use, development in the mid phase is considered more likely. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 153 dwellings | | Promoter | | 5.136ha | | | 50 | | 103 | | 0 | |
| 80 dwellings | | CDC | |  | | | 0 | | 80 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HFU00010 | | | Mudberry Barn | | | - | | | | Funtington | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 0.35ha | Agricultural | | | | Y | | | Residential | | | |
| **Site Description** | | | | | | | | | | | | |
| Small triangular shaped parcel of scrubland comprising barn buildings and small area of hardstanding. Site is located south of A27 and is surrounded by open agricultural land with other farm buildings nearby. An electricity sub-station is to the east of the site. The majority of the site falls within an archaeological priority area. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| Site is visually isolated and is within the larger HBO0025 parcel. Change of use from agricultural building to dwellings granted in 2018. Detailed consideration would be required particularly in relation to access, landscape and heritage impacts. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| Site within sole ownership, submitted in 2018, considered available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| Detailed consideration would be required as to how the proposed development could be achieved given its location within HBO0025. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| Promotor identifies the site as deliverable within 5 years. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 7 dwellings | | Promoter | | 0.35ha | | | 7 | | 0 | | 0 | |

### Hunston

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HHN0001 | | | Land at the junction of A27 and Hunston Road | | | Chichester | | | | Hunston | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 0.80ha | Vacant | | | | N | | Employment | | | | |
| **Site Description** | | | | | | | | | | | | |
| Roughly triangular plot of undeveloped land on the junction between the A27 (Whyke Roundabout) and the B2145 Hunston Road. A27 pedestrian/cycle bridge meets the site boundary to the north, footpath/cycle path continues south to the Free School. Public right of way to the west and south. Quarry use to the south, quarry access in south east corner of the site; land yet to be excavated is agricultural in character. Lake within a former quarry to the east. Residential development to the north of the A27. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable for employment uses subject to detailed consideration on matters including access and landscape impact, relationship to the quarry (active use and restoration proposals) and archaeology (medieval earthworks site). | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The promoter confirmed in 2020 that the site was now available for employment uses. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that the site would be developable during the Plan period. | | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** | |
| E (g), B8, sui generis | | Promoter | | 3200-4800sqm | | | |  | Y | |  | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HHN0003 | | | Reedbridge Farm | | | Hunston | | | | Hunston | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 0.4ha | Agricultural | | | | N | | Residential | | | | |
| **Site Description** | | | | | | | | | | | | |
| Agricultural land with a large barn. Selsey Road to the north and west. Agricultural land to the east and Reedbridge Farm to the south. Protected trees along the southern boundary. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially subject to detailed consideration including matters of access, contamination and impact on trees. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The promoter confirmed in 2020 that the site remained available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable during the Plan period. | | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** | |
| 10 dwellings | | Promoter | | 0.38ha | | | | 10 | 0 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HHN0006 | | | Bridge Farm, west of Little Boultons | | | Hunston | | | | Hunston | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 2.4ha | Allotments, agricultural | | | | N | | | Residential | | | |
| **Site Description** | | | | | | | | | | | | |
| Parcel of land to the south west of settlement boundary, with allotments to the eastern part and agricultural land to the west. Residential development lies immediately to the east of the allotments and to the south of the site. Overhead electricity line through the site. The site has a farm access from the B2145 | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable for development combining residential with retained or repositioned allotment provisions. Detailed consideration would need to be given to access for vehicles and pedestrians (access in flood zones 2 and 3) and the impact of the power lines. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was submitted in 2017 with no legal or ownership obstacles to development. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| The site is a part of land subject to a National Trust covenant, with a release charge. The promoter identifies that this would not affect the deliverability or viability of development, which could commence in the first or second phase of the Plan | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that this site would be developable within the Plan period, likely in the mid phase due to the need for a resolution on the covenant matter | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 40 dwellings | | Promoter | | 1.32ha | | | 0 | | 40 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HHN0007 | | | Land east of Foxbridge Drive | | | Hunston | | | | Hunston | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 4.3ha | Agricultural | | | | N | | Residential | | | | |
| **Site Description** | | | | | | | | | | | | |
| Large area of flat, open agricultural land wrapped around the northeast of Hunston. Selsey Road lies to the north. Ancient Woodland and SNCI to south east. Hunston Dairy Farm to east. Reedbridge Farm to north west. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable, subject to detailed consideration of matters including access, landscape, ecology and woodland impact. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The promoter confirmed in 2020 that the site remained available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| Two options submitted, up to 80 dwellings. The smaller option has access constraints. There are no known constraints that would make development unachievable in principle on the larger land parcel (4.3ha gross). | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable during the Plan period, potentially in combination with HHN0003. | | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** | |
| 80 dwellings | | Promoter | | 4.3ha | | | | 40 | 40 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HHN0012 | | | Land at Chrislee | | | Hunston | | | | Hunston | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 1.71ha | Grazing, stables | | | | N | | | Residential/mixed use | | | |
| **Site Description** | | | | | | | | | | | | |
| Rectangular parcel of land west of the B2145 north of the Hunston/North Mundham mini roundabout. It is bounded by planting and has access from the B2145. Surrounding land is in agricultural or equestrian use with a quarry beyond. There is a large electricity intermediate voltage substation to the south east and a ribbon of residential development to the north between the site and the Chichester Free School. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable subject to detailed consideration of access, landscape impact and impact of the substation. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was submitted in 2017 directly by the landowner. It is considered to be available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. There is currently no known developer involvement. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that the site would be developable during the Plan period, after the first phase due to the lack of developer involvement. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 41 dwellings | | CDC | | 1.7ha | | | 0 | | 41 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HHN0013 | | | Land at Bridge Farm (north)/ Orchardside | | | Hunston | | | | Hunston/Donnington | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 4.27ha | Agricultural | | | | N | | | Residential | | | |
| **Site Description** | | | | | | | | | | | | |
| The rectangular site is located immediately west of settlement boundary and the Orchardside estate. It is currently in arable use. There are allotments to the south and the Chichester Canal to the north. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable subject to achieving suitable access from Orchardside. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was submitted in 2017. It is considered to be available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| The promoter identifies that the site is a part of land subject to a National Trust covenant, with a release charge. The promoter identifies that this would not affect the deliverability or viability of development, which could commence in the first or second phase of the Plan. The site could be developed in combination with adjacent parcel HHN0006. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that this site would be developable within the Plan period, likely in the mid phase due to the need for a resolution on the covenant matter | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 98 dwellings | | Promoter | | 3.27ha | | | 0 | | 98 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HHN0014 | | | Land at Farmfield Nursery | | | Hunston | | | | Hunston | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 2ha | Agricultural with dwelling | | | | Part | | | Residential | | | |
| **Site Description** | | | | | | | | | | | | |
| Dwelling with curtilage and surrounding land to the south of Hunston. Ribbon of residential development to the north, horticultural site to the west, small commercial site (Tennessee Farm) to the south. The site has access onto Selsey Road/B2145. The access and eastern boundary are within Flood Zones 2/3a and affected by flood risk due to climate change. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable subject to access and flood risk matters. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site details were updated in 2018 and 2019. The site is considered to be available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. There is currently no known developer involvement. The promoter identifies that the site could come forward within the first 5 years. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that the site would be developable the Plan period, in phase 2 due to lack of developer involvement. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 50 dwellings | | Promoter | | 1.8ha | | | 0 | | 50 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HHN0015 | | | Lomas and Sons Farm/Hunston Village Dairy | | | Hunston | | | | Hunston | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 2.5ha | Agricultural land and buildings | | | | N | | | Residential | | | |
| **Site Description** | | | | | | | | | | | | |
| Agricultural land to the rear of a ribbon of residential development to the south of Hunston. Unadopted road access from B2145. Archaeological priority area crosses the western part of the site. Agricultural land to the north and west, horticultural site to the south, allotments to the north east. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable subject to securing suitable access, mitigation for the overhead power cables and archaeology impacts. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was submitted in 2018 by a developer. It is considered to be available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that the site would be developable the Plan period, in phase 2 due to lack of developer involvement. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 30-60 dwellings | | Promoter | | 2.5ha | | | 0 | | 60 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HHN0016 | | | Land east of Hunston | | | Hunston | | | | Hunston | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 15.3ha | Agricultural, recreation ground, scrubland. | | | | N | | Residential | | | | |
| **Site Description** | | | | | | | | | | | | |
| The site wraps around the eastern part of Hunston, extending between the village and the Conservation Area to the south east. Part of the site includes the recreation ground. Land falls from north to south and west. Public rights of way cross the site. Listed Buildings to the south including within Conservation Area. Ancient Woodland and SNCI to north east. Views to Chichester Cathedral. Western part of site in flood zones. Southern part of site affected by flood risk due to climate change. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| Part of the site is potentially suitable, subject to detailed consideration of matters including flood risk, heritage impact, landscape impact, wildlife impact, and retention or suitable re-provision of existing recreation space. Those parts of the site affected by flood risk due to climate change have been discounted and the yield reduced accordingly. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The promoter updated the site details in 2019. The site is considered to be available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| The areas affected by flooding due to climate change have been discounted. On the remaining part of the site, there are no known constraints that would make development unachievable in principle. The promoter has submitted a vision statement with masterplan which suggests initial completions are likely within the first 5 years. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable during the Plan period. | | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** | |
| 240 dwellings | | Promoter | | 7.88ha | | | | 40 | 200 | | 0 | |
| 104 dwellings | | CDC | | 3.73ha | | | | 40 | 64 | | 0 | |

### Kirdford

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HKD0001b | | | Land at Townfield | | | Kirdford | | | | Kirdford | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 2ha | Scrubland | | | | N | | Residential | | | | |
| **Site Description** | | | | | | | | | | | | |
| Uneven roughly rectangular parcel of land to the south of the Townfield residential area. Site borders the village Conservation Area and listed buildings to its eastern side. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable for residential development, subject to detailed consideration of matters including access, landscape impact, impact on heritage assets and flood risk/drainage. The site is also potentially suitable for a mixed use residential and community use development alongside HKD0001a. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site details were updated by the promoter is 2019. The site is considered to be available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable during the Plan period. | | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** | |
| 75 dwellings (HKD0001a and b + community facilities) | | Promoter | | 5.36ha | | | | 40 | 35 | | 0 | |
| 40 dwellings (HKD0001b) | | CDC | | 1.6ha | | | | 40 | 0 | | 0 | |

| **HELAA ID** | | | **Site Address** | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HKD0007 | | | Land east of Bramley Close | | Kirdford | | | | Kirdford | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | **Proposed Use** | | | | |
| 1.6ha | Grazing land | | | | N | Residential | | | | |
| **Site Description** | | | | | | | | | | | |
| Rectangular parcel of grassland bordered by residential development to west and south, potential access via shared track to south east corner. Public rights of way to north and west, watercourse to north. Listed building (Herons Farm) to east. Overhead cables to western and southern boundaries. TPO trees to western boundary. | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | |
| The site is potentially suitable subject to detailed consideration including matters of access and heritage impact. | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | |
| The site was submitted by two different promoters in 2018, first individually and secondly as part of a larger site (HKD0010). The details were updated in 2019. The site is considered to be available. | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | |
| Access over third party land would potentially be required. Existing route of access narrow, later submissions suggest but do not quantify a lower yield. CDC estimate therefore used. | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable during the Plan period. | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** | |
| 62 dwellings | | Promoter 1 | | 1.6ha | | | 40 | 22 | | 0 | |
| 45 dwellings | | CDC | | 1.6ha | | | 45 | 0 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HKD0009 | | | Land north of Bramley Close | | | Kirdford | | | | Kirdford | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 1.9ha | Grazing land | | | | N | | Residential | | | | |
| **Site Description** | | | | | | | | | | | | |
| South western part of large irregular shaped field used for grazing to the north of Kirdford. Public rights of way to western and southern boundaries. Residential development and watercourse to south. The site has no direct access to a highway. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is immediately adjacent to an allocated site with planning permission (HDK0002). It is potentially suitable subject to detailed consideration including on matters of access (potentially via HKD0002) and landscape impact. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was submitted by two different promoters in 2018 and updated in 2019. It is considered to be available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| Access across third party land, or delivery subsequent to development of HKD0007 may be required, therefore suggesting mid phase completions. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that the site would be developable during the Plan period. | | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** | |
| 49 dwellings (including self-build) | | Promoter 1 | | 1.9ha | | | | 0 | 25 | | 24 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HKD0010 | | | Heron’s Farm (whole site) | | | Kirdford | | | | Kirdford | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 11ha | Agricultural | | | | N | | | Residential | | | |
| **Site Description** | | | | | | | | | | | | |
| The Heron’s Farm site comprises 4 parcels of agricultural land, located north east of Kirdford. 3 parcels adjoin the settlement boundary. Residential land surrounds the site to the south and west. Field B (HKD0012) is within the setting of a listed building. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| Part of the site is potentially suitable – see HDK0007, 0009, 0011. Significant access issues for Field D (HDK0013) and heritage constraints on Field B (HDK0012) make these unsuitable. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site is under single ownership, with no known legal constraints. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| The site is not currently being marketed. Access via adjacent land in different ownership may be required for Field A. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| Assessing the site as a whole, it is considered to have a reasonable prospect of being developable during the Plan period. HKD0007 piece/Field C is considered to be deliverable. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 202 dwellings (157 (Field A) + 45 (Field C) | | CDC | | 8.4ha | | | 45 | | 120 | | 37 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HKD0011 | | | Heron’s Farm (Parcel A) | | | Kirdford | | | | Kirdford | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 6.52ha | Agricultural | | | | N | | | Residential | | | |
| **Site Description** | | | | | | | | | | | | |
| South western part of large irregular shaped field used for grazing to the north of Kirdford. Public rights of way to western and southern boundaries. Residential development and watercourse to south. The site has no direct access to a highway. The site is flat and surrounded by woodland, and adjacent to the eastern extent is a series pf ponds is noted. The settlement boundary adjoins the site as the western edge. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable, subject to securing a suitable access, potentially through HDK0002 and/or via HKD0007. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| Under single ownership, this site was submitted in 2018 and 2019 and is considered to be available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| Submitted as a single site, and part of a wider area, the land has previously been promoted, and considered as achievable. No legal issues or constraints identified by the promoter. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that development would commence in the first phase, taking account of suitable access to the site. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 157 dwellings | | CDC | | 6.52ha | | | 25 | | 95 | | 37 | |

### Loxwood

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HLX0003 | | | Land at Hawthorn Cottage | | | Loxwood | | | | Loxwood | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 0.6ha | Dwelling and curtilage with paddock | | | | Part | | Residential | | | | |
| **Site Description** | | | | | | | | | | | | |
| The site comprises Hawthorn Cottage, its curtilage and a paddock to the rear of the property. Existing residential development to the south and east. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is suitable for residential development. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was submitted in 2017 and has been subject to developer interest in 2019. It is considered to be available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable during the Plan period. | | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** | |
| 10 dwellings | | Promoter | | 0.6ha | | | | 10 | 0 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HLX0004 | | | Land at Loxwood House | | | Loxwood | | | | Loxwood | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 1.8ha | Dwelling and curtilage, conifer nursery | | | | Part | | Residential | | | | |
| **Site Description** | | | | | | | | | | | | |
| Triangular parcel of land including dwelling and curtilage to the rear of the new Loxwood Green estate. Site is remaining part of former conifer nursery; site includes and is mostly enclosed by conifer trees. Public rights of way to south and west. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site has a route of access retained by the owner through the adjoining residential estate. It is potentially suitable subject to landscape impact. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The promoter updated the site details in 2019. The site is considered to be available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable during the Plan period. | | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** | |
| 32 dwellings (net) | | Promoter | | 1.8ha | | | | 32 | 0 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HLX0005a | | | Land to rear of Black Hall | | | Loxwood | | | | Loxwood | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 0.8ha | Curtilage of dwelling | | | | Y | | Residential | | | | |
| **Site Description** | | | | | | | | | | | | |
| The site forms the curtilage of Black Hall. It is located on the west of Loxwood, with residential properties to the north and south, and agricultural land to the west. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable subject to detailed consideration including on matters of access. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The promoter updated the site information in 2019. It is therefore considered to be available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable during the Plan period. | | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** | |
| 25 dwellings | | Promoter | | 0.8ha | | | | 25 | 0 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HLX0006 | | | Land north east of Mellow | | | Loxwood | | | | Loxwood | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 0.4ha | Paddock | | | | N | | Residential | | | | |
| **Site Description** | | | | | | | | | | | | |
| The site forms the curtilage of Black Hall, including a swimming pool. It is located on the west of Loxwood, surrounded by residential properties. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable subject to detailed consideration including on matters of access. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The promoter updated the site details in 2018. The site is considered to be available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| Resolution would be required on matters of access/ransom for connection to Willetts Way or alternative access. The promoter suggests that this is achievable. Lower estimated yield used due to constraints. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that the site would be developable during the Plan period, likely a later phase due to access matters. | | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** | |
| 14-20 dwellings | | Promoter | | 0.4ha | | | | 20 | 0 | | 0 | |
| 10 dwellings | | CDC | |  | | | | 0 | 10 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HLX0007a | | | Land south of Loxwood Place Farm | | | Loxwood | | | | Loxwood | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 1.1ha | Agriculture | | | | N | | Residential | | | | |
| **Site Description** | | | | | | | | | | | | |
| Rectangular parcel of grassland surrounded by vegetation on the south-west of Loxwood. It is bounded by the B2133 to the east, residential dwellings to the north and east and agricultural land to the south and west. Many of the properties to the east are listed. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable subject to detailed consideration including on matters of access, landscape, drainage and heritage impact. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The promoter updated the site details in 2019 and submitted an outline planning application for 22 dwellings. The site is considered to be available. Proposal for 25 dwellings previously submitted. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable during the Plan period individually. It has also been submitted as part of HLX0016 for medium to long term phasing. | | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** | |
| 25 dwellings | | Promoter | | 1.1ha | | | | 25 | 0 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HLX0013a | | | Land east of Pond Copse Lane | | | Loxwood | | | | Loxwood | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 2.5ha | Grazing land, dwelling and curtilage | | | | Part | | Residential | | | | |
| **Site Description** | | | | | | | | | | | | |
| The gently sloping 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. Hollyview House and curtilage in the south east corner adjacent to the B2133 was added to the site in 2018. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable subject to detailed consideration including on matters of access, drainage and landscape impact. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site details were updated in 2018 and 2019 including the submission of an outline planning application in 2019 for 50 dwellings. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable during the Plan period, in an early phase in light of the progression of a planning submission. Higher estimated yield used to make more efficient use of land. | | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** | |
| 50-60 dwellings | | Promoter | | 2.5ha | | | | 60 | 0 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HLX0014 | | | Land at Woolspinners | | | Loxwood | | | | Loxwood | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 0.2ha | Dwelling and curtilage | | | | Y | | Residential | | | | |
| **Site Description** | | | | | | | | | | | | |
| Dwelling and curtilage with access from the B2133 surrounded by residential properties. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is considered potentially suitable subject to detailed consideration. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| An outline planning application for 5 dwellings was submitted in 2018. The site is considered to be available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable during the Plan period. | | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** | |
| 5 dwellings | | Promoter | | 0.2ha | | | | 5 | 0 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HLX0015 | | | Orchard House | | | Loxwood | | | | Loxwood | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 0.6ha | Dwelling and curtilage | | | | Y | | Residential | | | | |
| **Site Description** | | | | | | | | | | | | |
| Dwelling and curtilage within a triangular plot opposite the junction with Spy Lane. Watercourse on lower ground to south and west. Site gently slopes to southwest. Mature trees to boundaries | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable subject to access, drainage and landscape considerations. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was submitted in 2018 with details updated by the promoter in 2019. It is considered to be available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. The promoter estimates delivery in the early to middle part of the Plan. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that the site would be developable during the Plan period. | | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** | |
| 15 dwellings | | Promoter | | 0.6ha | | | | 0 | 15 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HLX0016 | | | Land west of Loxwood | | | Loxwood | | | | Loxwood | | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | | |
| 57.33ha | Agricultural | | | | N | | | Residential, mixed use, employment, community | | | | |
| **Site Description** | | | | | | | | | | | | | |
| Extensive area of agricultural land to the west of Loxwood village. Land falls to the south and west towards the Wey and Arun Canal. Site crossed with field hedges and hedgerow trees, public footpaths and ditches. The site includes a small area of Ancient Woodland close to the canal to the south, and a pocked of Ancient Woodland adjacent to the site’s north western boundary. There is a narrow band of flood zone constraints associated with the Canal along the southern and western boundaries. | | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | | |
| The site is potentially suitable for a strategic development subject to detailed consideration of matters including access, ecology and landscape impact. The only direct connection to an existing road appears to be via the south eastern part of the site (part also submitted as HLX0007a). | | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | | |
| The site was submitted in 2019. It is considered to be available. | | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | | |
| The site is under option to a developer. The site is promoted for development in the third phase of the Plan and estimated for completion within 7 years based on two housebuilders. | | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | | |
| There is a reasonable prospect that development could commence towards the later phases of the Plan. | | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | **16+ years** | |
| 1000 dwellings | | Promoter | | 47ha | | | 0 | | 0 | | 400 | 600 | |
| E (a-g), F1(a), F2 uses | | CDC | |  | | |  | |  | | Y | Y | |

### North Mundham

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HNM0003 | | | Land east of Hermitage Close | | | North Mundham | | | | North Mundham | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 1.4ha | Paddock/grassland | | | | N | | Residential | | | | |
| **Site Description** | | | | | | | | | | | | |
| Irregular shaped paddock/grassland to the eastern side of North Mundham. Residential development to north, west and south. Substation to north east with access from Lagness Road through Canal Mead development to immediate north of site. Agricultural land to east. Existing field gate access to site to south. Public right of way to eastern boundary. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable subject to detailed consideration including on matters of access from Lagness Road currently shared with the substation. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The promoter updated the site details in 2018 and 2019 including addressing previously raised access concerns sufficiently for the purposes of this study. The site is considered to be available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable during the Plan period. The promoter estimates delivery in the early to middle part of the Plan. | | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** | |
| 40 dwellings | | Promoter | | 1.4ha | | | | 40 | 0 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HNM0007 | | | Land north of Brook Cottage and south of Lagness Road | | | Runcton | | | | North Mundham | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 0.6ha | Dwelling with curtilage. Grazing land | | | | Part | | Residential | | | | |
| **Site Description** | | | | | | | | | | | | |
| Dwelling with curtilage and surrounding agricultural land to the east of Runcton, adjacent to the settlement. Brookside to west, B2166 to north. Agricultural land to east. Protected trees to eastern boundary, flood zone 2 along western boundary. Field access to north west corner. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable subject to detailed consideration of matters including drainage, flood risk and tree/landscape matters. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was submitted in 2017 and the promoter updated the site details in 2019. The site is considered to be available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable during the Plan period. | | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** | |
| 25 dwellings | | Promoter | | 0.5ha | | | | 25 | 0 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HNM0008a | | | Land between North Mundham and Runcton | | | Runcton | | | | North Mundham | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 5.23ha | Pasture/Agricultural | | | | N | | | Residential | | | |
| **Site Description** | | | | | | | | | | | | |
| This is an irregular shaped area of land, curving around Pagham Rife, south of B2166, between North Mundham and Runcton. The site lies partly in the Runcton Conservation Area to south. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The northernmost portion of the site north of Mill Pig Farm is potentially suitable subject to securing suitable access, either via land to the south or potentially in combination with HNM0009. The remainder of the land is subject to significant flood constraints and some heritage constraints that would make it unsuitable for residential development. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was promoted in 2020 and is understood to be under single ownership. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| A large part of the site is affected by flood risk due to climate change and as such, it is considered that development of the site as promoted in 2020 for 105 – 140 dwellings would not be achievable. However, it is considered that a small parcel on the northern part of the site could accommodate up to 15 dwellings. The yield has been reduced accordingly. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that development on the northern part of the site would be deliverable during the Plan period. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 105 - 140 dwellings | | Promoter | | 5.4ha | | | 105-140 | |  | |  | |
| 15 dwellings | | CDC | | 0.37ha | | | 15 | | 0 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HNM0009 | | | Land east of the Spinney | | | North Mundham | | | | North Mundham | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 0.2ha | Undeveloped land with some trees | | | | N | | Residential | | | | |
| **Site Description** | | | | | | | | | | | | |
| Roughly rectangular site south of Runcton Road, to the west of Runcton. Site includes various trees. Residential development to east and west, agricultural land to south. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable subject to consideration of matters including tree impacts. Potential for development alongside the northern part of HNM0008 | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The promoter updated the site details in 2019. The site is considered to be available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable during the Plan period. | | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** | |
| 9 dwellings | | Promoter | | 0.2ha | | | | 9 | 0 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HNM0011 | | | Land west of Church Road | | | North Mundham | | | | North Mundham | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 0.8ha | Pasture | | | | N | | | Residential | | | |
| **Site Description** | | | | | | | | | | | | |
| The site is roughly rectangular in shape, surrounded by residential land to the north and agricultural land to the west. Church Road forms the eastern boundary, with the northern extent adjoining the settlement boundary. A proportion of the northern extent overlaps with HNM0011a | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable subject to detailed consideration of the impact on listed buildings adjacent and landscape impact. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site is under single ownership, with no known legal issues to overcome. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| Promoted in 2018, this site is considered to be achievable within the early part of the Plan period. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable during the Plan period. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 22 dwellings | | Promotor | | 0.8ha | | | 22 | | 0 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HNM00011a | | | Land south of Pigeon House Farm | | | North Mundham | | | | North Mundham | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 0.5ha | Pasture | | | | N | | | Residential | | | |
| **Site Description** | | | | | | | | | | | | |
| An irregular shaped area of agricultural land with Church Lane forming its eastern boundary. The northern extent adjoins the settlement boundary with agricultural land surrounding the site to the south and west. The western part of the site is in horticultural use. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable subject to consideration of access and heritage setting matters. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| Promoted in 2018, the site is under single ownership with no known legal constraints. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| No marketing is currently being undertaken, and there no developer interest noted. There are no known constraints that would make development unachievable in principle. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that the site would be developable during the Plan period, potentially in combination with HNM0011. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 15 dwellings | | Promotor | | 0.5ha | | | 0 | | 15 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HNM0012a | | | Land to south of B2166 | | | North Mundham | | | | North Mundham | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 7.6ha | Dwelling, disused nursery, agricultural land | | | | Part | | Residential | | | | |
| **Site Description** | | | | | | | | | | | | |
| Disused nursery with residential dwelling on site south of main road. Narrow access from B2166 mid-way along northern boundary. Site lower than main road. Site abuts Pigeon House Farmhouse (Grade II) adjacent to St Stephen’s Church (Grade II\*) to the south east corner. Overhead electricity cables cross the site. A public right of way follows the southern boundary. Ancient Woodland to south west (in Hunston parish). Further horticultural development and agricultural land to south, Hunston Dairy Farm to north west. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable subject to detailed consideration including on matters of access, heritage impact and utility constraints. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was submitted in 2018 and the promoter updated the site details in 2019. The site is considered to be available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. The delivery timetable is potentially reliant on the undergrounding of 33kv electricity cables; the promoter advises that this is scheduled for 2020/2021. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable during the Plan period. | | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** | |
| 200 dwellings | | Promoter | | 7.4ha | | | | 50 | 150 | | 0 | |

| **HELAA ID** | | | **Site Address** | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HNM0012b | | | Lowlands and Land to South | | North Mundham | | | | North Mundham | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | **Proposed Use** | | | | |
| 7.2ha | Dwelling, disused nursery, agricultural land | | | | Part | Residential | | | | |
| **Site Description** | | | | | | | | | | | |
| Disused nursery with residential dwelling on site south of main road. Narrow access from B2166 mid-way along northern boundary. Site lower than main road. Site abuts Pigeon House Farmhouse (Grade II) adjacent to St Stephen’s Church (Grade II\*) to the south east corner. Overhead electricity cables cross the site. A public right of way follows the southern boundary. Ancient Woodland to south west (in Hunston parish). Further horticultural development and agricultural land to south, Hunston Dairy Farm to north west. | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | |
| The site is potentially suitable subject to detailed consideration including on matters of access, heritage impact and utility constraints. | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | |
| The promoter updated the site details in 2019. The site is considered to be available. | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. The delivery timetable is potentially reliant on the undergrounding of 33kv electricity cables. The CDC estimated yield and promoted numbers from HNM0012a suggests an opportunity for higher density development in principle. | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable during the Plan period. | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** | |
| 125 dwellings | | Promoter | | 7.2ha | | | 50 | 75 | | 0 | |
| 172 dwellings | | Promoter | |  | | | 50 | 122 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HNM0013 | | | Land at Charmans, North of Lagness Road | | | Runcton | | | | North Mundham | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 6.6ha | Horticultural | | | | N | | | Residential | | | |
| **Site Description** | | | | | | | | | | | | |
| Single greenfield site, located between the existing settlement of Runcton, and the Runcton Horticultural Development Area. It is bounded by Lagness Road to the south and Marsh Lane to the west. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable subject to amenity issues with proximity to large horticultural operations. A small proportion of the western and northern part of the site lies in Flood Zone 2, estimated yields reduced accordingly. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site is under sole ownership, with no legal constraints to overcome. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| The site was first promoted in 2017 and updated in 2018 and 2020. Submitted information states that the site has developer involvement, and development could commence within five years. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| The site is considered to be deliverable within the Plan period. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 100-150 dwellings | | Promoter | | 5ha | | | 80 | | 70 | | 0 | |
| 120 dwellings | | CDC | |  | | | 80 | | 40 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HNM0015 | | | Walnut Tree Field | | | Runcton | | | | North Mundham | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 3.1ha | Agricultural | | | | N | | Residential (specialist, agricultural worker) | | | | |
| **Site Description** | | | | | | | | | | | | |
| Triangular shaped parcel of agricultural land to the south of horticultural development and north of the Walnut Tree Inn and the Canal. Access to north onto Vinnetrow Road via commercial access. Trees to western and southern boundaries, southern trees protected by Woodland TPO. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is within an existing large scale horticultural employment area. The site is potentially suitable for specialist accommodation subject to detailed consideration including on environmental health matters. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was submitted in 2018 and further in 2019 and is considered to be available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. It is likely that accommodation may be provided on a temporary basis in the first instance, therefore the delivery estimate for permanent accommodation is suggested to be within phase 2. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that the site would be developable during the Plan period. | | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** | |
| 100 dwellings | | Promoter | | 3ha | | | | 0 | 100 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HNM0016 | | | Land at Deltoid Field, east of Vinnetrow Road | | | - | | | | North Mundham | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 2ha | Horticulture | | | | N | | | Residential | | | |
| **Site Description** | | | | | | | | | | | | |
| Trapezoidal shaped greenfield site, surrounded to the north, south and east by horticultural land. It is located at the northern end of Vinnetrow Road, on the east side, approx. 300m south of Bognor Roundabout. The Chichester Gravel Pits and Leythorne Meadow SNCI are located on the opposite side of Vinnetrow Road. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable subject to access for vehicles and pedestrians, ecology and drainage matters. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site is under single ownership, with no known legal issues to overcome. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| The site was last promoted in 2017. Submitted information states that the site has developer involvement, and that development could commence within five years. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 40 dwellings | | Promotor | | 2ha | | | 40 | | 0 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HNM0017a | | | Land south of Bognor Road | | | Chichester | | | | North Mundham/Oving | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 19.1ha | Agricultural | | | | N | | Employment | | | | |
| **Site Description** | | | | | | | | | | | | |
| Two large parcels of flat agricultural land split by Brick Kiln Nursery. Bognor Road to north/north east, Bognor Road Roundabout to north west corner, Vinnetrow Road to west, agricultural land and horticultural development to south. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is opposite existing established and allocated employment areas. It is potentially suitable for employment development subject to detailed consideration including access and transport, agricultural land quality assessment and landscape impact. The site includes land in the north of the parcel to be set aside for strategic highway works if required. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site details were updated by the promoter in 2020 to include parcels formerly identified as HNM0017 and HNM0023, and confirmed the intention for employment development. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. Yield and timetable may be dependent on land requirements for highway works, suggest phase 2 development. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that the site would be developable during the Plan period. | | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** | |
| E(g), B2, B8 | | Promoter | | 66,900sqm | | | |  | Y | | Y | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HNM0019 | | | Land at Stoney Meadow Farm | | | North Mundham | | | | North Mundham | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 15.3ha | Agriculture | | | | N | | Residential | | | | |
| **Site Description** | | | | | | | | | | | | |
| Agricultural land with commercial development to the west of the site. The site is adjacent to housing on the east, the B2166 borders the west and south of the site, and lakes are located to the north. The Chichester and Arundel Canal archaeological priority area runs adjacent to the southern border of the site. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable subject to detailed consideration including matters of access, drainage, landscape impact and archaeology. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site details were re-submitted by the promoter in October 2020, having originally been submitted in 2018 but omitted from the 2020 HELAA. The site is considered to be available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| The site is in the sole ownership of a developer. The developer identifies that the site could be developed within 5 years. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect this site would be deliverable during the Plan period. | | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** | |
| 225 dwellings | | Promoter | |  | | | | 100 | 125 | |  | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HNM0020 | | | Vinnetrow Business Park | | | Runcton | | | | North Mundham | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 2.5ha | Active and vacant business units including former site of Chichester Free School | | | | Y | | | Employment, Residential (key worker/staff) | | | |
| **Site Description** | | | | | | | | | | | | |
| Existing employment units and the former site of the Chichester Free School. Uses on site include B1, B8 and D1 | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is an existing employment site close to the main road network and adjacent to existing specialist employment development that is suitable for additional employment uses subject to consideration of transport impacts. The site is potentially suitable for compatible specialist residential uses subject to a satisfactory relationship with the commercial use(s) of the site and surrounding land. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was submitted in 2017. The school relocated in 2018. There has been recent interest on site for flexible E class and D1/2 uses. The site is considered to be available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| This is an existing employment site with capacity for additional and more flexible floorspace. There are no known constraints that would make development unachievable in principle. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable during the Plan period. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| Employment, E(c-g) | | Promoter | | 1ha  4,000sqm | | | Y | |  | |  | |
| Specialist residential | | Promoter | |  | | | 20 | | 0 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HNM0021a | | | Land at Chichester Food Park (north of the Grain Store) | | | - | | | | North Mundham | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 8.7ha | Agricultural | | | | N | | | Employment | | | |
| **Site Description** | | | | | | | | | | | | |
| Agricultural land forming part of the Chichester Food Park. Site wraps around the north eastern part of the main Food Park access from the Bognor Road. Existing large scale agricultural and horticultural development to the north, west and south. Site with planning permission for horticultural development to the immediate southeast (HNM0022). | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable for employment uses, subject to detailed consideration of landscape impact, drainage and environmental impacts with regards to the relationship to human food production and associated facilities. Specialist employment uses related to the horticultural industry would likely be more suitable. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was submitted in 2018 on behalf of the land agent and is considered to be available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| This is an existing specialist employment area with capacity for additional floorspace. There are no known constraints that would make development unachievable in principle. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable during the Plan period. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| Employment (E(gii/iii), B8) | | Promoter | | 8.7ha  34,000sqm | | | Y | |  | |  | |

### Oving

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HOV0001 | | | Westside House | | | Oving | | | | Oving | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 1ha | Dwelling and garden | | | | Y | | | Residential | | | |
| **Site Description** | | | | | | | | | | | | |
| Detached dwelling with large garden to the west of Drayton Lane. Horticultural development to the east of the road and to the south of the site. Detached dwellings in similarly large gardens to the north. Woodland/scrubland to the west, areas of tree cover and ponds within the site, eastern boundary partly affected by flood constraints (3a/b). Listed buildings to the north. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable, either individually or in combination with adjacent land also promoted (HOV0012, HOV0020) subject to access, tree, ecology, heritage and flood risk/drainage considerations. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was submitted in 2017 with no legal or ownership constraints. It is considered to be available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| The promoter identifies that the site could be developed within the first phase of the Plan and be completed within 3 years. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that the site would be deliverable. Estimated yield reduced due to identified constraints. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 40 dwellings | | Promoter | | 1ha | | | 30 | | 10 | | 0 | |
| 30 dwellings | | CDC | | 0.8ha | | | 30 | | 0 | | 0 | |

| **HELAA ID** | | | **Site Address** | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HOV0005a | | | Drayton Manor Former Landfill Site | | Chichester | | | | Oving | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | **Proposed Use** | | | | |
| 20ha | Restored landfill | | | | N | Residential, Mixed Use, Community | | | | |
| **Site Description** | | | | | | | | | | | |
| The site is comprised of restored landfill/scrubland just outside the Chichester City boundary. It is bounded to the west by the A27, to the south by the railway line and to the north by residential development. | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | |
| The site is potentially suitable for a strategic allocation for residential-led mixed use development, alongside land to north and north-east of the site (HOV0020) and detailed consideration of relevant constraints. | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | |
| The site is actively promoted with HOV0020 as a strategic allocation (land east of Chichester) through the Local Plan Review process and through the HELAA and is therefore considered to be available. | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | |
| Contamination associated with the former use of the site may require remediation. The site is promoted for development within phase 1, 2 or 3. | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | |
| There is a reasonable prospect that the site would be developable during the Plan period, likely commencing in the mid phase due to strategic scale and associated requirements. | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** | |
| 500 dwellings | | Promoter | | 20ha | | | 0 | 250 | | 250 | |
| E(a-g) F1, F2 (in conjunction with HOV0020) | | CDC | | 1.6ha | | |  | Y | | Y | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HOV0006 | | | Lansdowne Nursery | | | Oving | | | | Oving | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 2.9ha | Horticultural (vacant) | | | | N | | | Residential | | | |
| **Site Description** | | | | | | | | | | | | |
| Vacant horticultural site with glasshouses, to the east of Drayton Lane. Agricultural land to the east and south. Horticultural and domestic properties to north and west. Front quarter of the site within Flood Zone 3a/b. The site has an access onto Drayton Lane. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable for alternative uses subject to access and flood risk/drainage considerations. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site details were updated by the promoter in 2019. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. The site is promoted on behalf of a developer. Potential to combine with HOV0017 or connect through to HOV0020/HOV0001/HOV0012. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| The site is vacant with developer involvement therefore considered to be deliverable for alternative uses. Estimated adjusted yield takes into account flood risk constraints and makes more efficient use of land. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 23 - 30 dwellings | | Promoter | | 2.5ha | | | 30 | | 0 | | 0 | |
| 48 dwellings | | CDC | | 2ha | | | 30 | | 18 | | 0 | |

| **HELAA ID** | | | **Site Address** | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HOV0007 | | | Drayton Depot | | Chichester | | | | Oving | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | |
| 3.1ha | County Council depot | | | | Y | | Employment (specialist) | | | |
| **Site Description** | | | | | | | | | | | |
| County Council depot with two cottages and substation on the B2144 road frontage. Railway to southern boundary, vegetation to north and western boundaries, pond in adjacent land to west. | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | |
| This existing employment site is suitable for additional or alternative specialist employment and service uses, subject to detailed consideration of matters including contamination, mitigation for Flood Zone 3b to the south east corner and access by sustainable means. Adjacent to HOV0005a and HOV0020 therefore potentially suitable alongside or subsequent to development of a strategic mixed use site to improve accessibility. | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | |
| The site was submitted in 2017 and confirmed in 2020 to remain available for employment. The site has been identified as part of a WSCC redevelopment project for potential use as a combined highways, transport and emergency services facility. | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | |
| Dependant on various factors including specific services needs and budgets therefore may take place in the mid to later Plan period. | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | |
| There is a reasonable prospect that the site would be developable during the Plan period. | | | | | | | | | | | |
| **Yield** | | | | | | **Estimated timescales for delivery** | | | | |
| **Employment Uses** | | **Source** | | **Net Site Area/Floorspace** | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| E(g), B2, B8 | | CDC | | 3.1ha 12,000sqm | |  | | Y | | Y | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HOV00011 | | | Chichester Garden Centre | | | - | | | | Oving | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 2.87ha | Retail, car wash, cafe | | | | Y | | | Residential, mixed use | | | |
| **Site Description** | | | | | | | | | | | | |
| Garden centre with site more recently also occupied by an aquatics shop, a bicycle shop, pool/spa shop, camping store, shed supplier, takeaway/café and car wash and valeting business. The site is located to the north of the A259 Bognor Road dual carriageway. There is a caravan/residential park to the north east, lakes to the north and horticultural land, business premises and a group of residential properties to the south. The eastern part is within Flood Zones 3a/b. There are two TPO trees on site. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable for redevelopment for mixed uses, subject to detailed consideration of access for pedestrians and cyclists, employment needs, amenity impacts from the road and employment uses and managing flood risk. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was last promoted in 2016 on behalf of the main operator/owner | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| The site could be split along an existing internal boundary with c.1.6ha on the northern side (approx. 38 dwellings) developed for residential and the remaining 1ha used for employment purposes | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| The promoter identifies that the site could be developed within 5 years. The north/western part is deliverable. Due to existing uses on the southern half of the site, full redevelopment is more likely to take place later in the plan period. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 86 dwellings | | Promoter | | 2.8ha | | | 38 | | 50 | | 0 | |
| E(a) (g), B8, C1 | | Promoter/CDC | | 1ha | | | Y | | Y | |  | |
| 55 dwellings | | CDC | | 2.3ha | | | 38 | | 17 | |  | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HOV0012 | | | Sherwood Nursery | | | Oving | | | | Oving | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 0.67ha | Dwelling and horticultural glasshouse | | | | Part | | | Residential | | | |
| **Site Description** | | | | | | | | | | | | |
| The site comprises Sherwood House on the road frontage to the east and a disused glasshouse to the west, with the site access in the north east corner. There is a detached dwelling to the north, horticultural development to the east and wood/scrub land to the south. The eastern boundary of the site is within Flood Zone 3b. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable if no longer required for horticultural or other employment purposes, subject to access and flood risk considerations. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The details were updated in 2019 to include Sherwood House. The site has been submitted on behalf of a developer. It is considered to be available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known legal or viability constraints that would inhibit development within the first phase of the Plan. Alternatively, the site could be developed in combination with neighbouring land to the north HOV0001 or as part of a strategic site along with adjacent land to the west (HOV0020). | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| The site is considered to be deliverable. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 15 dwellings | | CDC | | 0.6ha | | | 15 | | 0 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HOV00013 | | | Land at Shopwyke Industrial Centre | | | Shopwyke | | | | Oving | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 0.55ha | Employment (E class, B8) | | | | Y | | | Residential | | | |
| **Site Description** | | | | | | | | | | | | |
| P shaped employment/storage site north of the B2144. Residential development to east and west, further recent permission for residential development to the north as an alternative to previously permitted student accommodation. Approx. 0.15ha of the site (northern part) is in Flood Zone 2. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable for redevelopment for employment uses, or residential if no longer required for employment purposes. This PDL site has potential for higher development densities. Contamination remediation may be required due to existing employment uses. Flood risk will need to be thoroughly considered with any residential development avoiding areas at risk. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was last submitted in 2016 for development within 5 years. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known legal or viability constraints. The site is currently in active employment use and has not been more recently identified therefore redevelopment is more likely within the later first phase or mid phase. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| The site is considered to be developable. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 10-15 dwellings | | Promoter | | 0.5ha | | | 10-15 | | 0 | | 0 | |
| 20 dwellings | | CDC | | 0.4ha | | | 0 | | 20 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HOV0015a | | | Land at Oving Manor | | | Oving | | | | Oving | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 0.4ha | Amenity/garden land | | | | N | | | Residential | | | |
| **Site Description** | | | | | | | | | | | | |
| Vacant garden land to the south of Oving Manor (Grade II listed). Site has defined boundaries with residential development to east and west, with further listed buildings to the south. Site fronts High Street, within the Oving Conservation Area. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable subject to considerations of heritage impact. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was last submitted in 2016 for development within the first 5 years although no developer identified on the submission. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known legal or ownership constraints. Yield estimate increased for more efficient use of land in developed context. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| The site is considered to be developable. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 6 dwellings | | Promoter | | 0.4ha | | | 9 | | 0 | | 0 | |
| 9 dwellings | | CDC | | 0.4ha | | | 0 | | 9 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HOV0016 | | | Land west of Gribble Lane | | | Oving | | | | Oving | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 2.5ha | Agricultural | | | | N | | | Residential | | | |
| **Site Description** | | | | | | | | | | | | |
| Eastern part of a parcel of open agricultural land immediately west of Oving Conservation Area. Marlpit Lane to the north, Gribble Lane to the east, High Street to the south. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable subject to considerations of heritage and landscape impact. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was submitted in 2017 and assessed in the 2018 HELAA. It also forms part of the larger site HOV0019. It is considered to be available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known constraints on achievability. The existing tenancy is subject to a 3 month notice period. There is no known developer involvement. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| The site is considered to be developable | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 50-80 dwellings | | Promoter | | 2.5ha | | | 50-80 | | 0 | | 0 | |
| 48 dwellings | | CDC | | 2ha | | | 0 | | 48 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HOV0017 | | | Land east of Drayton Lane | | | Oving | | | | Oving | | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | | |
| 49ha | Agricultural | | | | N | | | Residential | | | | |
| **Site Description** | | | | | | | | | | | | | |
| Belt of agricultural land between Shopwyke and Oving, to the east of Drayton Lane. Northern extent abuts Tangmere Road; southern extent crosses High Street and the railway line towards Bognor Road. The Chichester Flood Relief Channel (Flood Zone 3b/main river) marks the eastern boundary. Further significant flood constraints (Zone 3a/b fluvial) affect the full western side of the site | | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | | |
| The site is potentially suitable subject to detailed consideration of matters including flood risk and landscape impact. It could form part of a wider strategic allocation with HOV0005a/HOV0020 or come forward as a mixed use site. | | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | | |
| The site was submitted in 2017 on behalf of the landowner. The site is covered by a tenancy arrangement with a short notice period. | | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | | |
| The site has been promoted for development from the 6-10 year period onwards, with a 7-10 year estimated build time. | | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | | |
| The site is considered to be developable in principle. | | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | **16+ years** | |
| 900+ dwellings | | Promoter | | 49ha | | | 0 | | 400 | | 450 | 50 | |
| 700 dwellings, employment and community uses | | CDC | | 30ha | | | 0 | | 300 | | 400 | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HOV0019 | | | Land surrounding Oving | | | Oving | | | | Oving | | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | | |
| 109ha (including HOV0016) | Agricultural | | | | N | | | Residential | | | | |
| **Site Description** | | | | | | | | | | | | | |
| Agricultural land surrounding Oving on all sides, extending south to the railway line, east to Woodhorn Lane, north to a field boundary south of Tangmere Road and west to the Chichester Flood Relief Channel. Two channels of a main river lie just east of the edge of Oving. The majority of the settlement is designated as a Conservation Area. | | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | | |
| The site is potentially suitable for residential-led mixed use development subject to detailed consideration on matters including flood risk and drainage (including climate change), landscape impact, heritage impact and access. Estimated yield reduced to take known constraints into account | | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | | |
| The site was submitted in 2016 on behalf of the landowner and assessed in the 2018 HELAA. It is understood to remain available. | | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | | |
| There are no known constraints to achievability. Site includes HOV0016 also submitted separately, removed from yield estimate below to avoid double counting. The existing tenancy on HOV0016 parcel is subject to a 3 month notice period. There is no known developer involvement | | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | | |
| The site is potentially developable, during the mid to later phases of the Plan period | | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | **16+ years** | |
| 1440 dwellings | | CDC | | 60ha | | | 0 | | 200 | | 500 | 740 | |
| E(a-g), F1(a), F2(a-c) | | CDC | | 5ha | | |  | |  | | Y | Y | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HOV0020 | | | Land at Drayton | | | Chichester | | | | Oving | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 36ha | Scrubland, pond | | | | N | | Residential, Mixed Use, Community | | | | |
| **Site Description** | | | | | | | | | | | | |
| Large parcel of scrubland and pond to the east of Chichester. Shopwhyke Road to north, Drayton Lane to east, railway line to south. Former landfill site to south. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable for a strategic allocation for residential-led mixed use development, alongside land to south east of the site (HOV0005a), subject to detailed consideration of relevant constraints. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site is actively promoted as a strategic allocation through the Local Plan Review (land east of Chichester) process and is therefore considered to be available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| Potential contamination remediation will be required due to former use of this and adjacent land. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that the site would be developable during the Plan period, likely commencing in the mid phase due to the strategic scale and associated requirements. | | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** | |
| 500 dwellings | | CDC | | 28ha | | | | 0 | 250 | | 250 | |
| E(a-g) F1, F2 (in conjunction with HOV0005a)\_ | | CDC | | 1.4ha | | | |  | Y | | Y | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HOV0023 | | | Land west of Shopwyke Grange | | | Shopwyke | | | | Oving | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 0.79ha | Vacant land | | | | N | | | Residential | | | |
| **Site Description** | | | | | | | | | | | | |
| Square site immediately west of Shopwyke Grange, a Grade II listed building. Site fronts Shopwyke Road, and includes mature trees. Site on the north of Shopwyke Road under construction for residential (HOV0002) | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable subject to consideration of impact on heritage assets. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was submitted by the owner in 2019, therefore is considered to be available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| The site is considered to be deliverable individually, or it could form part of a larger development with adjacent land (HOV0020) | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 25 dwellings | | Promoter | | 0.79ha | | | 25 | | 0 | | 0 | |

### Plaistow and Ifold

| **HELAA ID** | | | **Site Address** | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HPI0002 | | | Land south east of Foxbridge Cottage | | Ifold | | | | Plaistow and Ifold | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | |
| 7.3ha | Agricultural | | | | N | | Residential (specialist, retirement) | | | |
| **Site Description** | | | | | | | | | | | |
| Field to the south of Ifold village. Golf course to south. Field gate entrances onto Plaistow Road and Foxbridge Lane. Ancient Woodland to west with Scout Hut and a dwelling, and Ancient Woodland to south. Further undesignated woodland to east. | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | |
| The site is potentially suitable subject to access, landscape and Ancient Woodland impact. | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | |
| The site was submitted in 2018. It is therefore considered to be available. | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | |
| There are no known legal constraints The promoter information identifies no developer involvement. Estimated yield reduced due to environmental constraints. | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | |
| There is a reasonable prospect that the site would be developable during the Plan period, likely during the later phases due to lack of developer involvement and specialist nature of the proposed use. | | | | | | | | | | | |
| **Yield** | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 200 dwellings | | Promoter | | 7ha | | 50 | | 150 | | 0 | |
| 150 dwellings | | CDC | |  | | 0 | | 100 | | 50 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HPI0004 | | | Land at Springfield Farm | | | Ifold | | | | Plaistow and Ifold | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 0.92ha | Employment (B2, B8) | | | | Y | | | Residential | | | |
| **Site Description** | | | | | | | | | | | | |
| Surrounded by agricultural land, woodland and residential buildings, this irregular shaped brownfield site is located to the south east of Ifold. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The north extent of the site falls within Flood Zones 2 and 3 (including 3b). Ancient woodland adjoins the east of the site. Possible contamination of the site is noted. It is potentially suitable for additional employment (E classes), residential or mixed uses. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was submitted both by the landowner and the Parish Council. A planning application was made in 2019 for 8 dwellings and alternative business uses. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| No legal or ownership constraints have been identified. The promoter identifies that the site is under option and could be developed within 5 years. Higher estimate used to make efficient use of previously developed land. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable during the Plan period. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 6 dwellings | | Plaistow & Ifold Parish Council | | 0.9ha | | | 6 | | 0 | | 0 | |
| 10-15 dwellings | | Promoter | | 0.5ha | | | 15 | | 0 | | 0 | |

| **HELAA ID** | | **Site Address** | | | | **Settlement** | | | | **Parish** | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HPI0009 | | Crouchlands Farm | | | | Plaistow | | | | Plaistow and Ifold/Kirdford | | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Uses** | | | | | |
| 192.4ha | Agricultural | | | | N | | Employment (specialist rural), residential (including specialist affordable, local needs housing), equestrian, tourism, education | | | | | |
| **Site Description** | | | | | | | | | | | | | |
| Extensive agricultural site (dairy and arable) the main hub of which is 1km south east of Plaistow. The site was also used until recently for anaerobic digestion. The site is bounded by Rickman’s Lane and Plaistow Road to the east, and abuts two SNCIs to the south and west. The site includes various parcels of Ancient Woodland. 4 slurry lagoons. | | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | | |
| The site is potentially suitable for rural enterprise-led development/residential mix, subject to detailed consideration. Matters such as access, impacts on built and buried heritage, landscape and ecology, contamination mitigation and drainage would be important to any assessment. The parcels closer to Rickmans Lane and the centre of the site are considered to be the least environmentally sensitive and the eastern parcels better related to existing roads and therefore likely to be the focus for the employment and residential development (c.50ha gross). | | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | | |
| The site was submitted in 2019 on behalf of the recent purchaser. It is considered to be available. | | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | | |
| The promoter considers the development of the rural business uses would take place first with gradual development of associated residential uses. Promoter information on quantum and mix is very limited therefore CDC indicative estimates used below. | | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | | |
| Initial rural business uses are considered to be deliverable, with further expansion of employment uses and residential development in the developable category | | | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | | **Source** | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** | **16+ years** | |
| E(a)(b)(g) F1(a) (specialist) | | | Promoter/CDC | 10ha | | | | Y | Y | |  |  | |
| Tourism, equestrian | | | Promoter | - | | | | Y | Y | |  |  | |
| Residential (including specialist) c. 600 dwellings | | | Promoter/CDC | 25ha | | | | 0 | 200 | | 200 | 200 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HPI0010 | | | Land opposite the Village Green, Plaistow | | | Plaistow | | | | Plaistow and Ifold | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 0.8ha | Pasture | | | | N | | | Residential | | | |
| **Site Description** | | | | | | | | | | | | |
| Greenfield site, located in the centre of Plaistow village, opposite the village green that lies to the north. It is surrounded by agricultural and low density residential areas. Heritage constraints to this site are in the form of three Grade II listed buildings that are located adjacent to the field, to the west in Rickman’s Lane. Conservation Area also adjoins. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable subject to detailed consideration of heritage impacts. Estimated yields have been increased for more efficient use of land. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was most recently promoted in 2018 and is therefore considered to be available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. Later phasing suggested due to absence of developer involvement at the time of submission and increased yields. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that the site would be developable during the Plan period. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 11 dwellings | | Plaistow & Ifold Parish Council | | 0.8ha | | | 11 | | 0 | | 0 | |
| 30 dwellings | | CDC | |  | | | 0 | | 30 | | 0 | |

### Selsey

| **HELAA ID** | | | **Site Address** | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HSY0003a | | | Land at Park Farm | | Selsey | | | | Selsey | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | |
| 0.5ha | Agricultural | | | | N | | Residential (specialist, care) | | | |
| **Site Description** | | | | | | | | | | | |
| Irregular shaped parcel of land to the south of the supermarket, adjacent to Manor Road. Hedge through the site and to Manor Road boundary. Existing residential development to south and further permitted residential development to east. | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | |
| The site is adjacent to a commercial/retail site and land permitted for residential development. Outline planning permission was granted for a hotel with clinic which has now expired. The site is suitable for employment, leisure, specialist residential/care or mixed use development. | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | |
| Planning permission was granted in September 2020 for a 70 bed care home. The site is considered to be available. | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | |
| New data shows that part of the site is affected by flood risk due to climate change. There are no other known constraints that would make development unachievable in principle. The promoted use suggests specialist residential is the intention, therefore alternative uses, although suitable, may not be achievable. | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable during the Plan period. | | | | | | | | | | | |
| **Yield** | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 70 bed care home | | Promoter | | 0.5ha | | 70 | | 0 | | 0 | |
| E(a-c, e, f, g), C1, C2, F2(a/b)  70 bed care home | | CDC | | 0.5ha | | 38 dwellings (equivalent to 70 beds) | | 0 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HSY0010b | | | Land west of Park Farm | | | Selsey | | | | Selsey | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 11ha | Agricultural | | | | N | | Residential | | | | |
| **Site Description** | | | | | | | | | | | |
| Flat open agricultural land bounded by Chichester Road B2146 to east and north. Residential development to south and south east, supermarket and packhouse to east, agricultural land to west and north. | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | |
| The site is potentially suitable subject to access, drainage and landscaping considerations. | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | |
| The site details were updated in 2019 and 2020. The site is considered to be available. | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. The promoter for HSY0010a, HSY0010b and HSY0010c identifies HSY0010b as the preference for the first phase of development. | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable during the Plan period. | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** |
| 220-330 dwellings | | Promoter | | 11ha | | | | 100 | 120-230 | | 0 |
| 264 dwellings | | CDC | |  | | | | 100 | 164 | | 0 |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HSY0010c | | | Land adjacent to Rectory Lane | | | Selsey | | | | Selsey | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 16ha | Agricultural/pasture | | | | N | | | Residential | | | |
| **Site Description** | | | | | | | | | | | | |
| Located on the eastern side of the main B2145 road into Selsey, the site comprises two areas, split by Rectory Lane. It is separated from the northern extent of the settlement boundary by agricultural and commercial buildings south east and by agricultural land to the south west. Protected trees line both sides of Rectory Lane. A small part of the site is affected by flood risk due to climate change. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable subject to detailed consideration of flood risk, landscape, drainage and ecology impacts. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site details were updated in 2020. The site is under single ownership with no known legal constraints. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| The promoter advises that this is a mid to longer term option. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that the site would be developable, more likely during the mid to later stages of the Plan period. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 320-480 dwellings (400) | | Promoter | | 15ha | | | 0 | | 100 | | 300 | |
| 376 | | CDC | | 15.7ha | | | 0 | | 100 | | 276 | |

### Sidlesham

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HSI0002a | | | Lambkins, Street End Road | | | Sidlesham/Street End | | | | Sidlesham | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 1.41ha | Residential, vacant glasshouses | | | | N | | | Residential (including older person) | | | |
| **Site Description** | | | | | | | | | | | | |
| Dwelling (tied, agricultural use) with gardens, formerly used as a plant nursery. Access from a spur from Street End Road/B2145. Mature trees to north east and eastern boundaries. Horticultural/agricultural context with scattered residential development. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable for redevelopment if no longer required for horticultural or other employment uses. Tied dwelling and curtilage excluded from net developable area. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was submitted in 2015 by the site owner, who confirmed continued availability and professional representation in 2020. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known legal or availability constraints for the horticultural land. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| Development is considered to be deliverable. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 26 dwellings | | CDC | | 1.1ha | | | 26 | | 0 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HSI0004 | | | Land at Greenwood Plants | | | Sidlesham/Highleigh | | | | Sidlesham | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 4.73ha | Horticultural nursery | | | | N | | | Residential and allotments | | | |
| **Site Description** | | | | | | | | | | | | |
| Irregular shaped site between Highleigh Road and Keynor Lane north of Sidlesham Primary School. Horticultural/agricultural context with ribbons of residential development along roads. Access from a spur onto Highleigh Road to the north. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable for redevelopment if no longer required for employment uses. Promoter information in 2018 suggests there is a relocation opportunity for the existing enterprise. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was submitted in 2017 with details updated by the promoter in 2018 and 2019 | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| No known constraints that would affect the principle of development. Allotment area indicated to the east of the site not included in net area estimates for residential uses. Net yield increased to make more efficient use of land. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| Due to existing uses and no confirmation of relocation, redevelopment is considered more likely to take place later in the Plan period. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 35 dwellings | | Promoter | | 2.8ha | | | 35 | | 0 | | 0 | |
| 67 dwellings | | CDC | | 2.8ha | | | 0 | | 67 | | 0 | |

### Southbourne

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HSB0001a | | | Land at Willowbrook Riding Centre | | | Hambrook | | | | Southbourne/Chidham and Hambrook | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 4ha | Riding centre with paddocks | | | | Part | | Residential | | | | |
| **Site Description** | | | | | | | | | | | |
| Open field incorporating riding centre and B&B on eastern side. Access from Hambrook Hill South to the east. Residential properties to east, woodland to north, agricultural land to west. | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | |
| The site is potentially suitable subject to detailed consideration including on matters of access, impact on/of existing business and landscape impact. | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | |
| The promoter updated the site information in 2019. The site is therefore considered to be available. | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. Delivery in phase 2 considered more likely than phase 1 due to existing riding school use and lack of developer involvement at submission stage. | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | |
| There is a reasonable prospect that the site would be developable during the Plan period. | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** |
| 120 dwellings | | Promoter | | 4ha | | | | 0 | 120 | | 0 |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HSB0005a | | | Land at 139 Wayside | | | Hermitage | | | | Southbourne | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 0.7ha | Curtilage/garden land of dwelling | | | | Part | | Residential | | | | |
| **Site Description** | | | | | | | | | | | |
| Dwelling with main curtilage fronting the A259 between Hermitage and Southbourne. Extensive tree cover, many protected by TPO. Public right of way (Tuppenny Lane) to eastern boundary. Listed building to south. Caravan park to north. | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | |
| It is potentially suitable, subject to detailed consideration on matters including trees, access and heritage impact. | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | |
| The promoter updated the site information in 2019. The site is considered to be available. | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable during the Plan period. | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** |
| 10 dwellings | | Promoter | | 0.4ha | | | | 10 | 0 | | 0 |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HSB0006a | | | Land north of Woodfield Park Road | | | Hermitage | | | | Southbourne | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 1.3ha | Former paddocks, coppiced woodland | | | | N | | Residential | | | | |
| **Site Description** | | | | | | | | | | | |
| Parcel of land with tree cover to the north of residential estate. Protected trees on southern boundary and to the east. Railway line to north. Paddocks to west. | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | |
| The site is potentially suitable subject to access and impact on trees. | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | |
| The promoter updated the site details in 2018 and 2019. The site is considered to be available. | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. The site was identified in 2018 to be under option to a developer and could be developed within 5 years. | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable during the Plan period. | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** |
| 25 dwellings | | Promoter | | 1.1 ha | | | | 25 | 0 | | 0 |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HSB0007 | | | Land north of Penny Lane South | | | Hermitage | | | | Southbourne | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 5.4ha | Agriculture | | | | N | | Residential | | | | |
| **Site Description** | | | | | | | | | | | |
| Large open field north of Hermitage. Railway line to north. Residential development and caravan park to south. Field to east, protected woodland to west. Public rights of way to south, east and west. Access from Penny Lane. | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | |
| The site is potentially suitable, subject to detailed consideration including on matters of access, tree and landscape impact. | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | |
| The promoter updated the site details in 2018 and 2019. The site is considered to be available. | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. The site was identified in 2018 to be under option to a developer and could be developed within 5 years. | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable during the Plan period. | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** |
| 170 dwellings | | Promoter | | 5.4ha | | | | 70 | 100 | | 0 |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HSB0009 | | | Land at Hamcroft | | | Nutbourne | | | | Southbourne | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 6.1ha | Paddocks with dwelling | | | | Part | | Residential | | | | |
| **Site Description** | | | | | | | | | | | |
| Agricultural/equestrian land, with dwelling and stables. Railway line to the north. Woodland to north and trees to south western boundaries. Access from the A259. Public right of way and Ham Brook to western boundary. | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | |
| The site is adjacent to existing development under construction. It is potentially suitable subject to detailed consideration on matters including flood risk, tree and landscape impact. | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | |
| The promoter updated the site details in 2018. The site is considered to be available. | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. The site is under option to a developer. The promoter has submitted a concept masterplan for c.95 dwellings and estimates development within the first phase. | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable during the Plan period. | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** |
| 95 dwellings | | Promoter | | 3.6ha | | | | 50 | 45 | | 0 |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HSB0012a | | | The Oaks | | | Southbourne | | | | Southbourne | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 3.6ha | Dwelling with land to the north | | | | Part | | Residential | | | | |
| **Site Description** | | | | | | | | | | | |
| Dwelling with outbuildings, curtilage and additional land between the development to the south and the railway line to the north. Scrapyard and Ham Brook to the east, paddocks to the west. Site includes Willow Green adjacent to the A259 for access. | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | |
| The site is potentially suitable individually or as part of a wider masterplan for the expansion of Southbourne to the east (HSB0037a). | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | |
| The promoter updated the site details in 2019 and 2020 and it is also identified as part of HSB0037a. The site is considered to be available. | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. Delivery may be dependent on development of adjacent land to the west, therefore more likely during the mid-phase. | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | |
| There is a reasonable prospect that the site would be developable during the Plan period. | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** |
| 80 dwellings | | CDC | | 3.3ha | | | | 0 | 80 | | 0 |

| **HELAA ID** | | | **Site Address** | | **Settlement** | | | | | **Parish** | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HSB0015a | | | Land south of Cooks Lane (The Paddocks) | | Southbourne | | | | | Southbourne | |
| **Site size (gross)** | **Existing Use** | | | | | **PDL** | **Proposed Use** | | | | |
| 4.5ha | Paddocks | | | | | N | Residential | | | | |
| **Site Description** | | | | | | | | | | | |
| A series of paddocks, north of the railway line, and adjacent to the western end of the settlement boundary. Bounded by Cooks Lane to the north and a ribbon of residential development to the east. Further residential development to the south under construction. | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | |
| The site is suitable individually or as part of a wider masterplan for the expansion of Southbourne to the east (HSB0037a) | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | |
| The promoter updated the site details in 2019 and it is also identified as part of HSB0037a. The site is considered to be available. | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable during the Plan period, likely commencing during the first phase due to its relationship to the settlement and existing developer involvement. | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** |
| 112 dwellings | | Promoter | | 4.5ha | | | | 25 | 87 | | 0 |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HSB0022a | | | Land west of Tuppenny Lane | | | Southbourne | | | | Southbourne | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 8.35ha | Agricultural | | | | N | | | Residential including specialist housing, community facilities | | | |
| **Site Description** | | | | | | | | | | | | |
| This square shaped greenfield site adjoins the western extent of the settlement boundary, and is situated south of the railway line and north of the A259. It is surrounded by residential developments to the east and west, with arable land to the north and south. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable subject to detailed consideration on matters including landscape impact. The promoter’s estimate of yield includes consideration of landscape gaps with approximately half the gross site area envisaged for open space and structural planting. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| Submitted previously in 2016, 2018 and 2019, the site is under single ownership with no known legal constraints and has the involvement of a developer with the promotion of the land. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| The site is not currently being marketed, and could expect to be developed within five years. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| The site has been assessed as deliverable, within the early part of the plan period. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 110 dwellings | | Promoter | | 4ha | | | 70 | | 40 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HSB0024 | | | Land west of Bourne Community College | | | Southbourne | | | | Southbourne | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 4.4ha | Agricultural | | | | N | | Residential | | | | |
| **Site Description** | | | | | | | | | | | |
| Rectangular parcel of agricultural land to the west of the college and its playing fields. Parcel subdivided from surrounding agricultural land by public rights of way. No clear separate point of access. | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | |
| The site is landlocked and potentially suitable only alongside adjacent land, as part of a wider masterplan for the expansion of Southbourne to the west (HSB0047) | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | |
| The site was submitted in 2018 and is considered to be available. | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | |
| Achievability will be dependent on development of the adjacent land, therefore more likely to be later in the Plan period. | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | |
| There is a reasonable prospect that the site would be developable during the final phase of the Plan period. | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** |
| 130 dwellings | | Promoter | | 4ha | | | | 0 | 0 | | 130 |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HSB0026a | | | Land at Cooks Farm | | | Southbourne | | | | Southbourne | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 2.2ha | Dwellings and disused glasshouses | | | | Part | | Residential | | | | |
| **Site Description** | | | | | | | | | | | |
| Roughly square site combining three residential properties with glasshouses and associated development. Cooks Lane to south, Priors Leaze Lane to south east. Horticultural properties to west, agricultural land to north, public right of way to east. | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | |
| The site is potentially suitable individually or as part of a wider masterplan for the expansion of Southbourne to the east. It is not currently promoted as part of HSB0037a but is well related. | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | |
| The promoter updated the site information in 2019. The site is considered to be available. | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | |
| Achievability may be dependent on development of the adjacent land, therefore more likely to be later in the Plan period. | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | |
| There is a reasonable prospect that the site would be developable during the Plan period. | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** |
| 52 dwellings | | CDC | | 2.2ha | | | | 0 | 0 | | 52 |

| **HELAA ID** | | | **Site Address** | | **Settlement** | | | | | **Parish** | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HSB0027 | | | Land south of West View Cottages | | Southbourne | | | | | Southbourne | |
| **Site size (gross)** | **Existing Use** | | | | | **PDL** | **Proposed Use** | | | | |
| 0.79ha | Undeveloped, vegetation | | | | | N | Residential | | | | |
| **Site Description** | | | | | | | | | | | |
| Roughly rectangular site with residential properties to north and south and agricultural land to east and west. Access from South Lane to west. | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | |
| The site is close to a recent small residential development and potentially suitable for development. | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | |
| The site was submitted in late 2017. The site is considered to be available. | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. No developer involvement was identified in the submissions therefore mid phase development more likely. | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | |
| There is a reasonable prospect that the site would be developable during the Plan period. | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** |
| 31 dwellings | | Promoter | | 0.79ha | | | | 0 | 31 | | 0 |

| **HELAA ID** | | | **Site Address** | | **Settlement** | | | | | **Parish** | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HSB0029 | | | Camping and Caravanning Club, Main Road | | Southbourne | | | | | Southbourne | |
| **Site size (gross)** | **Existing Use** | | | | | **PDL** | **Proposed Use** | | | | |
| 1.25ha | Caravan/campsite | | | | | Y | Residential | | | | |
| **Site Description** | | | | | | | | | | | |
| Rectangular site north of the A259 currently used as a caravan and camping club site. Residential development adjacent. | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | |
| The site is potentially suitable if no longer required for tourism purposes. | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | |
| There is developer involvement. The site is considered to be available. | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | |
| There are no known legal or ownership constraints that would make development unachievable in principle. A suggested layout plan has been submitted. | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | |
| There is a reasonable prospect that the site would be developable during the Plan period. | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** |
| 30 dwellings | | Promoter | | 1.1ha | | | | 0 | 30 | | 0 |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HSB0033 | | | Land north of Priors Leaze Lane | | | Southbourne | | | | Southbourne | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 0.7ha | Equestrian | | | | N | | Residential | | | | |
| **Site Description** | | | | | | | | | | | |
| Equestrian land adjacent to veterinary practice and children’s nursery. Footpath to west. Agricultural land to north, horticultural uses to west. Access from Priors Leaze Lane to the south shared with adjacent premises, | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | |
| The site is potentially suitable individually or as part of a wider masterplan for the expansion of Southbourne to the east. It is not currently promoted as part of HSB0037a. | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | |
| The site was submitted in late 2017. The site is considered to be available. | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | |
| Achievability may be dependent on development of the adjacent land, therefore more likely to be later in the Plan period. | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | |
| There is a reasonable prospect that the site would be developable during the Plan period. | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** |
| 19 dwellings | | Promoter | | 0.7ha | | | | 0 | 0 | | 19 |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HSB0034 | | | Land south of Inlands Barn | | | Southbourne | | | | Southbourne | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 2.8ha | Agricultural | | | | N | | Residential | | | | |
| **Site Description** | | | | | | | | | | | |
| Agricultural land, smallholding, immediately north of the railway line and east of Inlands Road. Ribbon of dwellings opposite to west, agricultural land to east and north. Large residential development (approx. 160dw) nearing completion on the opposite side of the railway line. | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | |
| The site is potentially suitable individually or as part of a wider masterplan for the expansion of Southbourne to the east. It is currently promoted as part of HSB0037a. | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | |
| The promoter updated the site details in 2019. The site is considered to be available individually or as part of a wider area. | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | |
| Achievability may be dependent on development of the adjacent land, therefore more likely to be during the mid-Plan period. | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | |
| There is a reasonable prospect that the site would be developable during the Plan period. | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** |
| 85-100 dwellings | | Promoter | | 2.8ha | | | | 0 | 85-100 | | 0 |
| 92 dwellings | | CDC | |  | | | | 0 | 92 | | 0 |

| **HELAA ID** | | | **Site Address** | | **Settlement** | | | | | **Parish** | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HSB0037a | | | Land between Southbourne and Hambrook/Land east of Southbourne | | Southbourne | | | | | Southbourne | | | |
| **Site size (gross)** | **Existing Use** | | | | | | **PDL** | | **Proposed Use** | | | |
| 121ha | Agricultural land including farm buildings and paddocks, parcel of Ancient Woodland, residential properties and scrapyard | | | | | | Part | | Residential, Mixed-use, Employment | | | |
| **Site Description** | | | | | | | | | | | | | |
| Large open agricultural fields, with some buildings. Flat with open views. Some horse paddocks. Stretches from A27 to the north southwards to the A259. High pressure gas pipe crosses the site to the north, high voltage electricity cables cross diagonally north west to south east. Ham Brook to south east corner. TPO trees in south east corner north of the railway line, Ancient Woodland in north east corner adjacent to A27. | | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | | |
| The site is adjacent to the eastern boundary of Southbourne to the north and south of the railway line. It is potentially suitable for a strategic development subject to detailed consideration and masterplanning. | | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | | |
| The promoter has updated the site details in 2018 and 2019, including expanding the site to the south of the railway line. The site is being promoted on behalf of a consortium of land owners. The site is considered to be available. | | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | | |
| Detailed consideration needs to be given to the need for new infrastructure, as part of a wider strategic expansion of Southbourne. | | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | | |
| There is a reasonable prospect that the site would be developable, predominantly during the mid to later phases of the Plan period. | | | | | | | | | | | | | |
| **Yield** | | | | | | **Estimated timescales for delivery** | | | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | **1 – 5 years** | | **6 – 10 years** | | | **11 – 15 years** | **16+ years** | |
| 2000 dwellings | | Promoter | | 110ha | | 50 | | 450 | | | 500 | 1000 | |
| E(a-g), selected sui generis (i.e. Public house, take away) B2, B8, C1, F1a, F2 | | Promoter | | 22ha/88000sqm | |  | | Y | | | Y | Y | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HSB0039a | | | Land west of Newton | | | Southbourne | | | | Southbourne | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 2.4ha | Agricultural | | | | N | | Residential | | | | |
| **Site Description** | | | | | | | | | | | |
| Paddocks to the east of Inlands Road, south of the railway line, with planting to south and east boundaries. Two domestic properties to the west. Further agricultural land to the south. Access between two dwellings onto Inlands Road. Large residential development (c.160dw) nearing completion on the opposite side of Inlands Road. | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | |
| The site is potentially suitable individually, with neighbouring land (i.e. HSB0039b/HSB0012a) or as part of a wider masterplan for the expansion of Southbourne to the east (HSB0037a) | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | |
| The promoter updated the site information in 2019 and the site forms part of HSB0037a. The site is therefore considered to be available. | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. Narrow access may limit yield if progressed in isolation. | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | |
| There is a reasonable prospect that the site would be developable during the Plan period, likely during the mid-phase. | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** |
| 65 dwellings | | Promoter | | 2.4ha | | | | 0 | 65 | | 0 |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HSB0039b | | | Land to the west of Oaks Farm | | | Southbourne | | | | Southbourne | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 1.3ha | Agricultural | | | | N | | Residential (including older and self-build) | | | | |
| **Site Description** | | | | | | | | | | | |
| Eastern side of agricultural parcel of land between The Oaks and domestic properties fronting Inlands Road. Dwellings to the south, paddocks to the north. Right of way accesses to the north west and south east corners. | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | |
| The site is potentially suitable individually, with neighbouring land (i.e. HSB0039a/HSB0012a) or as part of a wider masterplan for the expansion of Southbourne to the east (HSB0037a). | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | |
| The site was submitted in 2017 and forms part of HSB0037a. The site is considered to be available. | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | |
| Shared access routes across third party land may limit achievability in isolation. This may be resolvable by development in partnership with neighbouring land (i.e. HSB0039a/HSB0037a/HSB0012a). | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | |
| There is a reasonable prospect that the site would be developable during the Plan period, likely during the mid-phase. | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** |
| 33 dwellings | | Promoter | | 1.3ha | | | | 0 | 33 | | 0 |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HSB0043 | | | Land south of Priors Leaze Lane (Cherry Tree Farm) | | | Southbourne | | | | Southbourne | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 1.2ha | Agricultural | | | | N | | Residential | | | | |
| **Site Description** | | | | | | | | | | | |
| Roughly rectangular parcel of land with small agricultural buildings. Site is bounded to the north by Priors Leaze Lane with agricultural land to the south and west. Listed dwelling, children’s nursery and veterinary surgery to north, scattered residential and horticultural development to west. Access from Priors Leaze Lane. | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | |
| The site is potentially suitable individually, with immediately neighbouring parcels (HSB0044, HSB0045) or as part of a strategic expansion of Southbourne with associated masterplan (HSB0037a). | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | |
| The site was submitted individually in 2018 and also forms part of HSB0037a. It is considered to be available. | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. The site is being promoted by a developer. | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | |
| There is a reasonable prospect that the site would be developable during the Plan period, likely during the mid-phase. | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** |
| 38 dwellings | | Promoter | | 1.2ha | | | | 0 | 38 | | 0 |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HSB0044 | | | East of Inlands Barn | | | Southbourne | | | | Southbourne | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 0.5ha | Agricultural | | | | N | | Residential | | | | |
| **Site Description** | | | | | | | | | | | |
| Small rectangular parcel of agricultural land with barn to the east of Inlands Barn, with access from Inlands Road. Agricultural land to the north, east and south. | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | |
| The site is potentially suitable individually, with immediately neighbouring parcels (HSB0043, HSB0045) or as part of a strategic expansion of Southbourne with associated masterplan (HSB0037a). | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | |
| The site was submitted individually in 2018 and also forms part of HSB0037a. It is considered to be available. | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. The site is being promoted by a developer. | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | |
| There is a reasonable prospect that the site would be developable during the Plan period, likely during the mid-phase. | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** |
| 14 dwellings | | Promoter | | 0.5ha | | | | 0 | 14 | | 0 |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HSB0045 | | | South of Cherry Tree Farm/Priors Leaze Lane | | | Southbourne | | | | Southbourne | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 0.4ha | Agricultural | | | | N | | Residential | | | | |
| **Site Description** | | | | | | | | | | | |
| Small rectangular parcel of land immediately south of Cherry Tree Farm, with field access from Priors Leaze Lane. Site surrounded by agricultural land. | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | |
| The site is potentially suitable individually, with immediately neighbouring parcels (HSB0043, HSB0044) or as part of a strategic expansion of Southbourne with associated masterplan (HSB0037a). | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | |
| The site was submitted in 2018 and is considered to be available. | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. The site is being promoted by a developer, along with immediately adjacent land. | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | |
| There is a reasonable prospect that the site would be developable during the Plan period, likely during the mid-phase. | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** |
| 12 dwellings | | Promoter | | 0.4ha | | | | 0 | 12 | | 0 |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HSB0046 | | | Penn Farm | | | Southbourne | | | | Southbourne | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 0.8ha | Agricultural | | | | N | | Residential | | | | |
| **Site Description** | | | | | | | | | | | |
| Cluster of redundant agricultural buildings and land to the north of Penn Farm. Extensive agricultural land to east and west. Narrow shared access from Priors Leaze Lane adjacent to listed building. | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | |
| The site has limited access. It is potentially suitable subject to or alongside development of surrounding land (HSB0037a) as part of a strategic expansion with associated masterplan. | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | |
| The site was submitted in 2018 and the northern part is included within HSB0037a. The site is considered to be available. | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | |
| Narrow shared access would limit achievability if developed in isolation. | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | |
| There is a reasonable prospect that the site would be developable during the Plan period, likely during the later phase due to constraints. | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** |
| 19 dwellings | | Promoter | | 0.8ha | | | | 0 | 0 | | 19 |

| **HELAA ID** | | | **Site Address** | | **Settlement** | | | | **Parish** | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HSB0047 | | | Land west of Southbourne | | Southbourne | | | | Southbourne | | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | **Proposed Use** | | | | | |
| 69.3ha | Agricultural | | | | N | Residential, employment, community | | | | | |
| **Site Description** | | | | | | | | | | | | |
| Extensive flat open cropped agricultural land to the west of Southbourne, north east of Hermitage, and a further smaller fallow parcels to the north of Southbourne. The A27 borders the site to the north. The western parcel is bordered by the railway line to the south and a further smaller parcel of land to the east in alternative ownership, beyond which is Bourne Community College and commercial and residential development. The northern parcel has more established screening and is bordered by South Lane on its southern side, A27 to the north and sporadic residential development to the east. Various public rights of way cross the site. There is a group of protected trees to the west of Stein Road and planting along the western boundary. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is adjacent to the existing settlement with access options from Stein Road. The site is potentially suitable for residential-led mixed use development as part of a wider masterplan for the strategic expansion of Southbourne. This is subject to consideration of matters of access, the high pressure gas pipeline, secondary support land for Solent Waders and Brent Geese and landscape impact. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The promoter updated the site details in 2019. The site is considered to be available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| Detailed consideration needs to be given to the need for new infrastructure, as part of a wider strategic expansion of Southbourne. | | | | | | | | | | | | |
| **Deliverability** | | | | | | | | | | | | |
| There is a reasonable prospect that the site would be developable during the Plan period, predominantly during the mid to later phases. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** | **16+ years** | |
| 1250 dwellings | | Promoter | | 69ha | | | 50 | 300 | | 500 | 400 | |
| E(a-g)/F1(a) F2(a-c) | | Promoter/CDC | | 2.35ha 9200sqm | | |  | Y | | Y | Y | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HSB0048 | | | Land north east of Chichester Grain Stores | | | Hambrook | | | | Southbourne | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 2.27ha | Agricultural | | | | N | | | Residential | | | |
| **Site Description** | | | | | | | | | | | | |
| This small, irregular shaped area of land is located in the north east of the parish on the northern side of Priors Leaze Lane. A large grain store cooperative is located to the south. There is a watercourse/drainage ditch and mature trees along the road boundary. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable subject to detailed consideration of matters including access, achieving suitable amenity standards from adjacent commercial use, impact of overhead electricity cables and drainage and tree impacts. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was submitted in 2019 and is under one ownership. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| No legal constraints have currently been identified. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| The site has not previously been submitted for assessment, but with the information available has been considered as having a reasonable prospect of being delivered during the early part of the Plan period. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 50 dwellings | | Promotor | | 2ha | | | 50 | | 0 | | 0 | |

### Tangmere

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HTG0005 | | | Land at City Fields Way | | | Tangmere | | | | Tangmere | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 1.92ha | Vacant | | | | Part | | | Residential | | | |
| **Site Description** | | | | | | | | | | | | |
| Rectangular site forming part of the Chichester Business Park. The site is south of City Fields Way and accessed from Neville Duke Way to the west. Residential development to the south, business uses to the west and north east, Ambulance Make Ready Centre to the south east. Site previously used in part for business purposes, hardstanding areas and foundations visible on the western side. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is suitable for employment or potentially suitable for residential or mixed uses. Higher density development or mixed uses may be appropriate here. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was last promoted in 2017, with developer involvement. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| The promoter identifies that development could commence within the first 5 years. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| The site is considered to be deliverable within the early phase of the Plan period. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 52 dwellings | | Promoter | | 1.92ha | | | 52 | | 0 | | 0 | |
| E(g), B2, B8 uses | | CDC | | Up to 1.92ha | | | Y | | Y | | Y | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HTG0009 | | | Concrete Apron, Tangmere Airfield | | | Tangmere | | | | Tangmere | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 5ha | Vacant hardstanding | | | | Y | | | Residential | | | |
| **Site Description** | | | | | | | | | | | | |
| Long and relatively narrow strip of concrete hardstanding that formed part of the airfield immediately south of Tangmere village. Access via City Fields Way to the western end. Residential development to the north. Land to the south currently identified for horticultural development, extensive glasshouses and associated development to the south east. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is suitable for employment uses and potentially suitable for residential uses subject to detailed consideration of residential amenity impacts, potential unexploded ordnance and other contamination assessments and environmental health impacts of removing the existing surfacing. Potential for development alongside adjacent land HTG0013. Access via private road (City Fields Way) to be confirmed. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The promoter updated the site details in 2018 and 2019. The site remains available for development within the first 5 years. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known legal or availability constraints on the site itself. Access arrangements via private road with legal agreement (City Fields Way) to be confirmed. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| Development is considered to be deliverable within the early phase of the Plan period. Higher density development is potentially suitable here. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 120 dwellings | | Promoter | | 5ha | | | 80 | | 40 | | 0 | |
| E (g) class/specialist employment | | CDC | | Up to 5ha | | | Y | | Y | | Y | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HTG00013 | | | Land south east of Tangmere | | | Tangmere | | | | Tangmere | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 12ha | Agricultural | | | | N | | | Residential | | | |
| **Site Description** | | | | | | | | | | | | |
| The site forms the north west part of the former Tangmere Airfield, to the south of Tangmere village. Site includes the Grade II listed Watch Control Tower. Access from City Fields Way to the north. Extensive glasshouses and associated horticultural development to the east, employment and residential development to the north beyond the concrete apron (HTG0009), Aviation Museum and allotments to the west. Land to the south and south west is in agricultural use. The new Chichester to Tangmere sewer pipe crosses the site. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable for employment, specialist employment and/or residential uses subject to detailed consideration of landscape impacts, access, heritage impacts, potential contamination and hazards from the former airfield use, and sewage infrastructure easements. Additional amenity considerations for residential uses due to proximity to large scale horticultural development and associated activity. Potential for development alongside adjacent land HTG0009. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was last submitted in 2018 by the land owner. It is considered to be available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| Potentially achievable subject to 12-24 month notice period for existing tenant to quit. No viability issues identified. Site submitted for development in the mid phase of the Plan, with a 5-9 year build programme. Access arrangements via private road (City Fields Way) to be confirmed. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| The site is considered deliverable for employment uses and potentially developable for residential uses. Higher density development is potentially suitable here. CDC estimate in brackets at 40dph for 80% of the site. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 360-420 dwellings (384) | | Promoter | | 12ha | | | 0 | | 300 | | 60-120 (84) | |
| E (g), B2, B8, specialist employment | | CDC | | Up to 12ha | | | Y | | Y | | Y | |
| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| HTG00015 | | | Land at Gamecock Terrace, Tangmere Airfield | | | Tangmere | | | | Tangmere | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 17.5ha | Agricultural | | | | N | | | Residential (including self-build) | | | |
| **Site Description** | | | | | | | | | | | | |
| Agricultural land to the south west of Tangmere Airfield, to the south of Tangmere village. Access from the north from Tangmere Road via the Aviation Museum access and bridleway. The bridleway crosses through the site. South eastern part of the site is woodland/scrubland, extending westwards towards Hunter Lodge. Sporadic residential development along Church Lane to the south. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable for development subject to detailed consideration of access, landscape impacts, contamination and hazards associated with the former airfield use and amenity impacts with regard to the extensive horticultural development to the east. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site promoter updated the details in 2020. The site is available and owned by a developer. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known legal, availability or viability constraints. The promoter identifies development could commence within 5 years. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| The site is considered to be deliverable. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 350 dwellings | | Promoter | | 10ha | | | 50 | | 300 | | 0 | |

### Westbourne

| **HELAA ID** | | | **Site Address** | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HWE0001 | | | The Foxmeadow Stud | | Westbourne | | | | Westbourne | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | **Proposed Use** | | | | |
| 2.3ha | Equestrian, breeding kennels | | | | Part | Residential, Employment, Mixed Use | | | | |
| **Site Description** | | | | | | | | | | | |
| The site is east of Chantry Lane and north of Cemetery Lane, part equestrian, part kennel use as a specialist dog breeding centre. Allotments opposite side of Lane, public right of way to south. South Downs National Park boundary and River Ems and Meadows SNCI to north. | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | |
| The site is potentially suitable for residential, selected small scale employment or mixed use development, subject to detailed consideration including the impact on the South Downs National Park setting, and existing dog breeding use. Estimated yield reduced accordingly. | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | |
| The promoter updated the site details in 2018. The site is considered to be available. | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | |
| The promoter identifies that the site is under option and could be developed within 5 years. | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | |
| On the basis of existing uses, the majority of the promoted development is more likely to take place towards the mid phase. | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** | |
| 48 dwellings and/or A1-A5, E class, B2, B8, C1, D1, D2 | | Promoter | | 2.3ha/up to 4,300sqm | | | 10/Y | 38/Y | | 0 | |
| 20 dwellings/E(a,e,g) | | CDC | |  | | | 20/Y | Y | |  | |

| **HELAA ID** | | | **Site Address** | | **Settlement** | | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HWE0002a | | | Chantry Hall Farm (west) | | Westbourne | | | | | Westbourne | | |
| **Site size (gross)** | **Existing Use** | | | | | **PDL** | **Proposed Use** | | | | |
| 1.1ha | Grassland | | | | | N | Residential | | | | |
| **Site Description** | | | | | | | | | | | | |
| Grassland with trees to the east of Westbourne. Foxbury Lane to north west, public right of way to north east (Cemetery Lane), residential development to south, cemetery to east, agricultural land to south. Area TPO with mature trees to boundaries and occasional stand-alone trees. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is considered to be suitable, subject to detailed consideration including heritage, tree and landscape impact. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The promoter updated the site information in 2018 and 2019. The site is considered to be available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| The site is under option to a developer alongside neighbouring site HWE0002b. The promoter identifies that the site could be developed within 5 years. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable during the Plan period. | | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** | |
| 10 dwellings | | Promoter | | 0.8ha | | | | 10 | 0 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HWE0002b | | | Chantry Hall Farm (east) | | | Westbourne | | | | Westbourne | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 2ha | Grassland | | | | N | | Residential | | | | |
| **Site Description** | | | | | | | | | | | |
| Grassland with trees to the east of Westbourne. Foxbury Lane to north west, public right of way to north east (Cemetery Lane), residential development to south, cemetery to east, agricultural land to south. Area TPO with mature trees to boundaries and occasional stand-alone trees. | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | |
| The site is considered to be suitable individually or in combination with HWE0002a, subject to detailed consideration including heritage, tree and landscape impact. | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | |
| The promoter updated the site information in 2018 and 2019. The site is promoted in combination with HWE0002a and is considered to be available. It is also identified for development in the emerging Neighbourhood Plan. | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | |
| The site is under option to a developer alongside neighbouring site HWE0002a. The promoter identifies that the site could be developed within 5 years. | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable during the Plan period. | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** |
| 20 dwellings | | Promoter | | 1.8ha | | | | 20 | 0 | | 0 |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HWE0003 | | | Land north of Long Copse Lane | | | Westbourne | | | | Westbourne | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 0.6ha | Paddock | | | | N | | Residential | | | | |
| **Site Description** | | | | | | | | | | | |
| Paddock adjacent to small residential estate, north of Long Copse Lane and south of School Lane. Site accessed from adjacent estate road. Agricultural land to north, west and south west. Site is approximately 20m from the district boundary at its closest point. | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | |
| The site is adjacent to existing residential development on three sides. It is potentially suitable subject to consideration of landscape impact. | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | |
| The site was submitted in late 2017 and is considered to be available. | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | |
| The site is owned by a developer with no known legal constraints. The promoter identifies that the site could be developed within 5 years. | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable during the Plan period. | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** |
| 9 dwellings | | Promoter | | 0.6ha | | | | 9 | 0 | | 0 |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HWE0004 | | | Land west of Monks Hill | | | Westbourne | | | | Westbourne | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 1 ha | Agricultural | | | | N | | Residential | | | | |
| **Site Description** | | | | | | | | | | | |
| Trapezoid shaped parcel of agricultural land to the north west of Westbourne village, west of Monks Hill, opposite the village recreation ground. Open boundary to north, planted boundaries to remainder. | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | |
| The site is potentially suitable subject to detailed consideration including on landscape impact. | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | |
| The site is considered to be available. The site is identified as a residential site allocation in the emerging Westbourne Neighbourhood Plan. | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable during the Plan period. | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** |
| 24 dwellings | | Promoter | | 1ha | | | | 24 | 0 | | 0 |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HWE00013 | | | Land east of Whitechimney Row | | | Westbourne | | | | Westbourne | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 5ha | Agricultural | | | | N | | Residential | | | | |
| **Site Description** | | | | | | | | | | | |
| Open agricultural field to the south east of Westbourne village. Ribbon of historic residential development to the west, forming part of the Conservation Area. Arbitrary boundary to the east. Site is higher than the road. Northern and southern boundaries are identified with planting. | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | |
| The site is bordered by White Chimney Row to the west and Old Farm Lane to the south. It is potentially suitable subject to detailed consideration including access, landscape and heritage impact. Capacity of route/ease of access to village centre to north west potentially limited due to narrow road and historic buildings and walls. | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | |
| The site was promoted in 2017 and is considered to be available. | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. The existing tenancy is identified to have a short notice period. The promoter estimates that the site could be delivered within the first or second phase of the Plan. Lower yield estimate used in response to identified constraints. | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | |
| There is a reasonable prospect that the site would be developable during the Plan period. The promoter estimates completion within 3-4 years of commencement. | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** |
| 150-175 dwellings (150) | | Promoter | | 5ha | | | | 0 | 100 | | 50-75 (50) |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HWE0014 | | | Land west of Monks Hill and north of School Lane | | | Westbourne | | | | Westbourne | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 6.3ha | Agricultural | | | | N | | Residential | | | | |
| **Site Description** | | | | | | | | | | | |
| Irregular parcel of agricultural land to the north west of Westbourne village, between Monks Hill and the district boundary, opposite the village recreation ground. Listed building at Monks Farm to the north, SNCI on recreation ground. | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | |
| The site is potentially suitable with an opportunity to link with HWE0004, and detailed consideration including access, landscape, heritage and ecological impact. | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | |
| The site was submitted in 2018 and is therefore considered to be available. | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | |
| Subject to resolution on access, potentially via HWE0004, there are no known constraints that would make development unachievable in principle. The promoter estimates that the site could be delivered within the first or second phase of the Plan. | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | |
| There is a reasonable prospect that the site would be developable during the Plan period. The promoter estimates completion within 5 years of commencement | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** |
| 125 dwellings | | Promoter | | 5.5ha | | | | 0 | 100 | | 25 |

### Westhampnett

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HWH0003a | | | Land east of Rolls Royce | | | Maudlin | | | | Westhampnett | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 10.6ha | Paddock/vacant | | | | N | | Employment (specialist)  Residential, employment (general) | | | | |
| **Site Description** | | | | | | | | | | | | |
| Grassland to the immediate east of the Rolls Royce Motor Cars’ manufacturing plant, north of Roman Road. Site is roughly triangular in shape, with tree groups to corners and within the site. The site is crossed diagonally by a public right of way. There is a further PRoW along the eastern boundary (Sidengreen Lane) with an informal hardstanding area to the immediate west of it. Maudlin Mill business park and Sidengreen Farm lie to the south east, agricultural land beyond. Ribbon of domestic properties to the south west. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is immediately adjacent to the existing facility and is potentially suitable for the expansion of the existing adjacent business subject to detailed consideration including landscape impact (including setting of the South Downs National Park), archaeology and drainage. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site details were updated in 2018 and 2019. The site is considered to be available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| The site has been promoted by the current operator and the landowner for specialist employment purposes, and additionally by the landowner for residential and general employment use should the expansion not be required. The landowner has identified the land remains safeguarded at the present time for the expansion of Rolls Royce. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that the site would be developable during the Plan period, with timing dependent on business needs. | | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** | |
| E(g), B2, B8 (specialist employment) | | Promoter | | 7ha/ 28000sqm | | | |  | Y | | Y | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HWH0004a | | | Land south of Stane Street | | | Westhampnett | | | | Westhampnett | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 2.0ha | Vacant/paddock | | | | N | | | Residential | | | |
| **Site Description** | | | | | | | | | | | | |
| This trapezoidal shaped greenfield site that is located within the countryside and adjoins the eastern boundary of Westhampnett Parish. It lies adjacent to a ribbon of residential development along the Old Arundel Road and abuts Stane Street, an area of archaeological interest. The eastern side of the site has recently been used to support construction of new service infrastructure in the local area. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable subject to detailed consideration of matters including landscape impact and archaeology. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site is under single ownership. It was originally promoted in 2016, and updated in 2019 by a different agent. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| This site has no known legal constraints although the submissions identify it was not being marketed, nor has developer involvement. Development in the mid phase is considered more likely. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| This site is considered as developable. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 50 dwellings | | Promoter | | 2ha | | | 0 | | 50 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HWH0005a | | | Land east of Dairy Lane | | | Maudlin | | | | Weshampnett | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 0.90ha | Vacant/small paddock garden | | | | N | | | Residential | | | |
| **Site Description** | | | | | | | | | | | | |
| This greenfield site is located on the eastern side of Dairy Lane, east of a modern housing estate close to Rolls Royce. There is agricultural land to the east and south. The northern part of the site is in use as garden land for the cottages on the opposite side of Dairy Lane. The site is within an Archaeological Priority Area. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable subject to retention or alternative provision of garden land for the adjacent cottages and archaeological constraints. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was submitted in 2017 and 2018. It is under sole ownership, with no known legal constraints. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| This small site is considered likely to come forward towards the end of the first phase. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| The site is considered to be deliverable. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 20 dwellings | | Promoter | | 0.6ha | | | 20 | | 0 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HWH0007 | | | Land west of Overnoons | | | Westhampnett | | | | Westhampnett | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 1.2ha | Paddocks | | | | N | | Residential | | | | |
| **Site Description** | | | | | | | | | | | |
| Rectangular site to south of Stane Street split into parcels. Open to north onto Stane Street with trees and hedgerow to southern boundary. | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | |
| The site is considered potentially suitable in principle. Noise constraints from Goodwood Aerodrome would need to be taken into account. | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | |
| The promoter updated the site information in 2018. The site is therefore considered to be available. | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. The promoter estimates that the site could be delivered within the first 5 years of the Plan. | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable during the Plan period. Higher estimate used to make more efficient use of land. | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** |
| 15-20 dwellings | | Promoter | | 1.2ha | | | | 20 | 0 | | 0 |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HWH0012a | | | Former civil defence site | | | Westerton | | | | Westhampnett | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 2.5 ha | Vacant defence site | | | | Y | | | Residential | | | |
| **Site Description** | | | | | | | | | | | | |
| Vacant former civil defence site, adjacent to a small cluster of residential development, with fields beyond. This brownfield site lies to the north east of the main road in Westerton. Grade II listed buildings opposite and to the west. The site includes protected trees (TPO) to its southern boundary | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable, subject to further detail on the following - contamination on the site is noted, taking the form of underground voids that may require suitable mitigation to fill. Impacts due to proximity to Goodwood Aerodrome and flight routes may require further consideration. Higher density development is potentially suitable. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site is under single ownership, with no known legal issues to overcome. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| The site was last promoted in 2018. Submitted information states that the site is not currently being marketed, or with any developer involvement. Due to contamination and developer matters, development in the mid phase is considered more likely. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| The site is considered to be developable. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 80-90 dwellings | | Promoter | | 2ha | | | 0 | | 90 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HWH0013a | | | Westerton Farm | | | Westhampnett | | | | Westhampnett | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 0.36ha | Vacant – former farm yard | | | | N | | | Residential | | | |
| **Site Description** | | | | | | | | | | | | |
| Former farm yard surrounded by residential and agricultural land within the hamlet of Westerton. Grade II listed building to the west, agricultural land to the east and south. Access from Westerton Lane to the north east. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable, subject to detailed consideration including on matters of potential contamination and Goodwood flight impacts. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| One owner with no known legal or other constraints. The site is considered available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known legal or ownership constraints that would affect the potential to deliver on the site. The submissions identify no developer involvement therefore development in the mid phase more likely. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| The site is considered to be developable. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 12 dwellings | | Promoter | | 0.36ha | | | 0 | | 12 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HWH0014 | | | Land north of Maudlin Farm | | | Maudlin | | | | Westhampnett/Tangmere | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 14.1ha | Agricultural | | | | N | | | Residential | | | |
| **Site Description** | | | | | | | | | | | | |
| The site is greenfield, surrounded by farmland, the A27 runs to the southern boundary of the site. To the north west lies recent residential development. The site is detached from the settlement boundary, which lies approximately 300m to the west of the site. It is flat, with potential access from Dairy Lane or Old Arundel Road. Power cables cross the site. Pond in the south west corner. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable, subject to considerations of access, archaeology, A27 noise and mitigation for power cables. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| One site owner, with no legal constraints known. The site is considered to be available | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| The site was submitted most recently in 2019. Information indicates the development could commence within 5 years. Estimated yield increased to make more efficient use of land | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| The site is considered to be deliverable within the Plan period, or potentially developable in combination with adjacent land HWH0005a and/or HWH0004a. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 250 dwellings | | Promoter | | 12.8ha | | | 50 | | 200 | | 0 | |
| 307 dwellings | | CDC | |  | | | 50 | | 257 | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HWH0015 | | | Paddock at Westerton House | | | Westerton | | | | Westhampnett | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 0.4ha | Meadow | | | | N | | | Residential | | | |
| **Site Description** | | | | | | | | | | | | |
| Square shaped piece of land, located on the south side of the main road that runs west to east through Westerton. It is surrounded by agricultural farmland and gardens that belong to adjacent properties. Access directly from the main road. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable, subject to considerations of the two Grade II listed buildings that sit either side of the site to the west and east and impacts from Goodwood flight routes | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was promoted in 2016, and is considered to remain available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| One owner with no known legal or other constraints. The promoter identifies delivery in the first 5 years however with no developer or agent involvement identified, it is considered more likely that this site would be developed later in the plan period. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| The site is considered to be deliverable. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 12 dwellings | | CDC | | 0.4ha | | | 0 | | 0 | | 12 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HWH0016 | | | Goodwood Aerodrome and Motor Circuit | | | Westhampnett | | | | Westhampnett | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 6.5ha | Aerodrome and Motor Circuit | | | | Y | | Employment (specialist), employment (general), residential | | | | |
| **Site Description** | | | | | | | | | | | |
| The promoted site forms part of the Goodwood Aerodrome and Motor Circuit site to the north of Westhampnett and south of the South Downs National Park boundary. The site has an arbitrary boundary and includes aircraft hangers, air ambulance and flying school buildings along with supporting retail and food outlets, land, structures, parking areas and a short section of additional track. The southernmost end is adjacent to runway 32. | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | |
| Specialist employment uses to complement and enhance the existing provision are potentially suitable subject to detailed consideration. | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | |
| The site was promoted in 2018 with details updated in 2019. It is considered to be available. | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | |
| The promoter advises that this is a mid to longer term option. | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | |
| There is a reasonable prospect that the site would be developable, more likely during the later stages of the Plan period. | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** |
| E(a-d,g), B2, B8 (specialist) | | Promoter | | 4ha/16,000sqm | | | |  | Y | | Y |

### West Wittering

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HWW0002a | | | Land west of Church Road | | | West Wittering | | | | West Wittering | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 12 ha | Agriculture | | | | No | | Residential | | | | |
| **Site Description** | | | | | | | | | | | | |
| The site comprises arable fields between residential development to both the north and south. There are drains running across the site and along the western and northern boundaries. There is tree/hedgerow planting along the boundaries. Piggery Hall Lane adjoins part of the northern boundary. HELAA site HEWB0002a is directly to the east – the two sites are separated by Church Road. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable, subject to considerations of access, ecology and landscape impact. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| A planning application has been submitted for the southern part of the site. The application is in outline, for 78 dwellings – indicating that this part of the site is available. The wider site was promoted in 2020 and is also considered available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| A winter bird survey report accompanies planning application 20/02491/OUT and covers the entirety of HWW0002a. The report concludes that the site is not functionally linked to the wider SPA designations, but recommends that any impacts to biodiversity are avoided or mitigated. Natural England has not commented specifically in their response to the planning application (January 2021). If there are concerns with the findings, the potential yield could be reduced. There are no other known constraints which would prevent development of the site within the first part of the plan period. The promoter has suggested a yield of 226 dwellings on a developable area of 6.5ha, achieving a density of 35dph. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| The site is considered deliverable within the plan period. | | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** | |
| 226 dwellings | | Promoter | | 6.5ha | | | | 226 |  | |  | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HWW0009 | | | Land at Bramber Plant Centre | | | Birdham/West Wittering | | | | West Wittering | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 0.8ha | Garden centre (A1) | | | | Y | | | Residential | | | |
| **Site Description** | | | | | | | | | | | | |
| Plant centre located on the south side of the B2179 main road that runs east to west connecting Birdham with the Witterings. It is surrounded by agricultural land and some residential development. Access from Chichester Road to the north | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| The site is potentially suitable for redevelopment if no longer required for employment uses. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was promoted in the 2016 call for sites, and updated further in 2017 and more recently in 2019 to confirm it remains available, with no legal restrictions to overcome. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| The promoter identifies that the site could be developed within 5 years. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There has been interest in redevelopment for various uses over a number of years. Alternative development on this site is considered to be deliverable. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 22 dwellings | | Promoter | | 0.75ha | | | 22 | | 0 | | 0 | |

### Wisborough Green

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HWG0004 | | | Land at Stable Field | | | Wisborough Green | | | | Wisborough Green | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 1.35ha | Agriculture | | | | N | | Residential | | | | |
| **Site Description** | | | | | | | | | | | |
| Roughly rectangular site north west of Wisborough Green on the Kirdford Road, abutting the Conservation Area. Land falls to the north. Mature trees to boundaries. Caravan site to north, ribbon of development to west including listed buildings. Listed farmhouse to north east. | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | |
| The site is potentially suitable for a small amount of development with detailed consideration given to access, landscape impacts and heritage setting matters. The promoter information identifies 0.87ha retained for open space in the indicative proposals. | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | |
| The site was most recently submitted in 2018. It is therefore considered to be available. | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | |
| The site has developer involvement and is promoted for development within 5 years. No legal issues or ownership constraints are identified. | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable during the Plan period. | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** |
| 10 dwellings | | Promoter | | 0.48ha | | | | 10 | 0 | | 0 |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HWG0011 | | | Land east of St Peter’s Church | | | Wisborough Green | | | | Wisborough Green | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 5.5ha | Agriculture | | | | N | | Residential | | | | |
| **Site Description** | | | | | | | | | | | |
| Large site to the north-east of Wisborough Green, adjacent to Wisborough Green Primary School and St Peter's Church, between Glebe Way and Newpound Lane. 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 toward the church but remains noticeably lower than the church and churchyard. 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 promoter updated the site details in 2018 and made further representations in 2019 and 2020. It is therefore considered to be available. | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. The promoter estimates that the site could be delivered within 5 years and could be phased. | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable during the Plan period. | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** |
| 80 dwellings | | Promoter | | 4ha | | | | 30 | 50 | | 0 |

| **HELAA ID** | | **Site Address** | | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HWG0019 | | Ansell’s Yard | | | | Wisborough Green | | | | Wisborough Green | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 1.2ha | E class, B2 and B8 | | | | Y | | | Residential/Mixed E(g) class, B2 and B8 | | | |
| **Site Description** | | | | | | | | | | | | |
| The site is located to the north west of the main Wisborough Green settlement, on the Kirdford Road. It is an established commercial site with a range of B/E class uses set behind two dwellings. The site extends back into a yard area on the western end and there is a paddock/grassland area to the north. Mature trees mark the boundaries. Neighbouring development includes residential and commercial premises. There is an area of Ancient Woodland opposite, north of Kirdford Road. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| This previously developed site is considered suitable for redevelopment for commercial or mixed use development. Due to the existence of motor workshops on site, mitigation for contamination/pollution may be required. The promoter information identifies proposals progressing with WSCC for a public footpath to link to existing footpaths in the area. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was most recently submitted in 2018 and is under single ownership. The site is considered to be available. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There is no marketing or developer involvement noted. The promoter considers that the site could be developed within five years. Given the existing uses throughout the site, and the indicative plan, it is considered that the site is more likely to be redeveloped in the mid phase. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| The site is considered to be developable. Notwithstanding the indicative plan, there appears to be capacity for retention/replacement of more business space alongside additional residential development. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | | **Source** | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| 18 dwellings + 3no B/E(g) class units | | | Promoter | 0.78ha | | | 0 | | 18/Y | | 0 | |
| 18 dwellings (approx. 0.7ha gross) + B/E(g) uses (approx. 0.4ha gross) | | | CDC | 1.2ha | | | 0 | | 18/Y | | 0 | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HWG0020 | | | Wharf Farm | | | Newbridge | | | | Wisborough Green | | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | | **Proposed Use** | | | |
| 2.3ha | Employment | | | | Part | | | E(g) class Business/Employment | | | |
| **Site Description** | | | | | | | | | | | | |
| The site is part greenfield, part brownfield currently in employment use with amenity land. It is located approx. 1.5km from Wisborough Green to the west and Billingshurst to the east, with direct access from the A272. | | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | | |
| There are no constraints that would affect the potential of the site to be developed. | | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | | |
| The site was submitted in 2018 for development within 5 years. The site is under single ownership with no known legal constraints. The promoted floorspace (8no units 75-250sqm each) is in addition to existing employment development. | | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. | | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable during the Plan period. | | | | | | | | | | | | |
| **Yield** | | | | | | | **Estimated timescales for delivery** | | | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | **1 – 5 years** | | **6 – 10 years** | | **11 – 15 years** | |
| E(g) class | | Promoter | | 1ha  1125sqm | | | Y | |  | |  | |

| **HELAA ID** | | | **Site Address** | | | **Settlement** | | | | **Parish** | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| HWG0022 | | | Land at Winterfold | | | Wisborough Green | | | | Wisborough Green | |
| **Site size (gross)** | **Existing Use** | | | | **PDL** | | **Proposed Use** | | | | |
| 0.6ha | Dwelling with garden | | | | Y | | Residential | | | | |
| **Site Description** | | | | | | | | | | | |
| Domestic property with large curtilage and formal gardens to the north of Wisborough Green village, between Durbans Road and HWG0002 (allocated in the Neighbourhood Plan and under construction). Domestic properties, including one listed building and The Cricketers Arms Public House (Grade II listed) lie between the site’s south western boundary and Durbans Road and there are further dwellings to the south. The dwelling and its neighbours are located within the Conservation Area, the garden is outside. | | | | | | | | | | | |
| **Suitability** | | | | | | | | | | | |
| The site is potentially suitable subject to consideration of details including impact on heritage assets. | | | | | | | | | | | |
| **Availability** | | | | | | | | | | | |
| The site was submitted in 2018 and is considered to be available. | | | | | | | | | | | |
| **Achievability** | | | | | | | | | | | |
| There are no known constraints that would make development unachievable in principle. The promoter estimates that the site could be delivered within 5 years. Adjacent development is currently under construction. | | | | | | | | | | | |
| **Deliverability/Developability** | | | | | | | | | | | |
| There is a reasonable prospect that development would be deliverable during the Plan period. | | | | | | | | | | | |
| **Yield** | | | | | | | | **Estimated timescales for delivery** | | | |
| **Proposed (or estimated)** | | **Source** | | **Net area/ floorspace** | | | | **1 – 5 years** | **6 – 10 years** | | **11 – 15 years** |
| 10 dwellings | | Promoter | | 0.5ha | | | | 10 | 0 | | 0 |