

## **Brownfield Land Register – Accessible Summary 2022**

### **1 Introduction**

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

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

The brownfield land register for Chichester has been produced in accordance with the Town and Country Planning (Brownfield Land Register) Regulations 2017, which set out the requirements of the Register and what Local Planning Authorities are expected to produce. The Register covers that part of the District which does not fall within the South Downs National Park.

#### **What is brownfield land?**

'Brownfield' or previously developed land is defined in the National Planning Policy Framework (2021) as:

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

### **2 Brownfield Land Register Requirements**

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

The Register is in 2 parts:

1. Part 1 is a list of all brownfield sites that have been considered appropriate for residential development;

2. Part 2 is made up of sites which have been taken forward from Part 1 of the Register and given Permission in Principle (PiP).

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

### Criteria for inclusion in Part 1 of the Register

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

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

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

### Criteria for inclusion in Part 2 of the Register

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

Sites deemed appropriate for permission in principle will only be entered onto Part 2 of the Register following appropriate publicity, notification and consultation requirements have been met, and other procedures set out in the regulations (such as screening the site against EIA requirements, if necessary) have been met, and the Council remains of the opinion that permission in principle should be granted.

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

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

### **3 Brownfield Land Register (Part 1)**

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

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

The full spreadsheet is available on the Council's website at <https://www.chichester.gov.uk/brownfieldlandregister>.

#### Methodology

A long list of sites was derived from planning application data, the Chichester Local Plan and Site Allocations Development Plan Document (DPD), housing monitoring and the Council's Housing and Economic Land Availability Assessment (HELAA). HELAA sites promoted to the Council from 2016 – 2021 have been included.

The list of sites compiled exclude those sites allocated for employment uses in the Local Plan, Site Allocation DPD and Neighbourhood Plans.

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

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

The Council has a duty to keep the Brownfield Land Register updated annually. This previously included removing sites which no longer met the criteria for entry. An update to MHCLG guidance in October 2019 now requires these sites to remain on the register, with the inclusion of an end date. These sites are listed with the reason for removal in Annex 3.

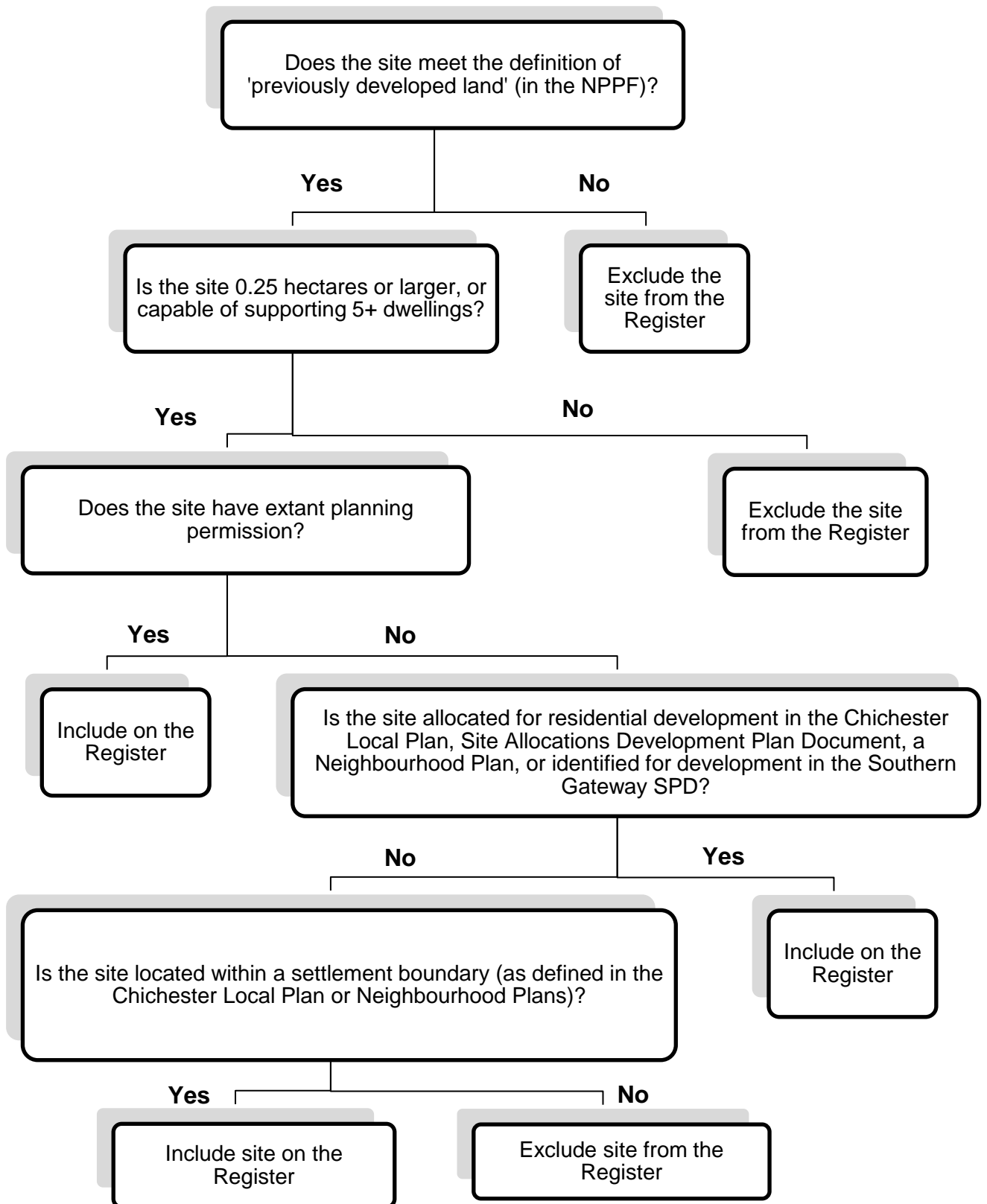
Maps corresponding to each site on Part 1 of the Register are in Annex 4.

Summary of Brownfield Land Register (Part 1)<sup>1</sup>

Site Reference	Site Name Address	Hectares	Planning Status	Permission Date	Net Dwellings From	Notes	First Added	Last Updated	End Date
BLR0002	Land south of Graylingwell Drive, Chichester	7.42	Permissioned	20/01/2017	160	Demolition of existing hospital buildings and development of up to 160 new homes.	31/12/2017	31/12/2019	31/12/2019
BLR0003	St Wilfrids Hospice, Grosvenor Road, Donnington,	0.68	Permissioned	30/11/2018	41	Originally included as 'Demolition of existing hospice and replacement with 21 no. residential dwellings'. Replaced in 2019 by application 'Demolition of existing hospice and erection of a 75-bed care home (within Class C2). Dwellings listed at 41 - equivalent to ratio of 1.8 in HDT.	31/12/2017	31/12/2021	31/12/2021
BLR0004	Home Farm Hostel, Chichester Road, Selsey	0.14	Permissioned	21/06/2017	10	Change of use of existing agricultural workers accommodation to 10 no. residential dwellings and associated works.	31/12/2017	31/12/2019	31/12/2019
BLR0005	Land west of Maddoxwood Cottage, Lavant Road, Chichester	0.5	Permissioned	15/08/2018	10	Erection of 10 no. dwellings with the associated car parking and landscaping and retention of Maddoxwood House. Provision of a foot/cycle path.	31/12/2017	31/12/2019	31/12/2019
BLR0007	Brewhurst Mill, Brewhurst Lane, Loxwood	1.47	Permissioned	14/10/2015	1	Residential conversion of part of Brewhurst Mill to dwelling.	31/12/2017	31/12/2019	31/12/2019
BLR0008	Co-operative Food, Malcolm Road, Tangmere	0.27	Not Permissioned			Originally included as 'Change of use of upper floors from vacant (A4) to 3 no. residential apartments (C3).' Permission now expired.	31/12/2017	31/12/2020	
BLR0009	Land at the Tannery, Westgate, Chichester	0.55	Not Permissioned		16		31/12/2017	31/12/2017	
BLR0010	Metro House, Northgate, Chichester	0.2	Not Permissioned		6		31/12/2017	31/12/2017	
BLR0011	Land at Police Station, Kingsham Road, Chichester	0.69	Not Permissioned		20		31/12/2017	31/12/2017	
BLR0012	Former Portfield Depot and UMA House, Oving, Chichester	2.15	Permissioned	12/06/2020	88	Originally included as 'Outline application for the re-development of the site to provide student housing of up to 521 bedrooms'. Replaced in 2020 by application 'Erection of 88 dwellings together with associated vehicular and pedestrian access, car parking and landscaping.	31/12/2017	31/12/2022	31/12/2022
BLR0013	Tangmere Academy, Bishops Road, Tangmere	1.21	Not Permissioned		36		31/12/2017	31/12/2017	
BLR0014	98 Fishbourne Road, Fishbourne	0.33	Permissioned	31/05/2018	6	Replacement building providing six, two bedroom apartments, parking and associated works.	31/12/2017	31/12/2019	31/12/2019
BLR0015	Clark's Yard, Billingshurst Road, Wisborough Green	0.6	Not Permissioned		11		31/12/2017	31/12/2017	
BLR0016	Jutland House, Kiln Drive (Lion Park), Hambrook	0.16	Permissioned	01/12/2017	8	Change of use of existing vacant building to 8 no. apartments (5 no. 2 bed, 3 no. 1 bed) on ground, first and second floor, with flexible A2/B1a/D1 (health/medical) use on one half of the ground floor, including elevational alterations, parking and landscaping.	31/12/2018	31/12/2019	31/12/2019
BLR0017	Greenacre Nursery, Main Road, Chidham	0.75	Permissioned	18/04/2018	10	Reuse of previously developed land for residential development of 10 no. dwellings and associated works.	31/12/2018	31/12/2019	31/12/2019
BLR0018	Royal Oak, Stocks Lane, East Wittering	0.24	Permissioned	23/07/2018	10	Retention of the former Royal Oak public house and demolition of dog grooming business. Provision of 8 no. ancillary accommodation units at ground, first and second floors of public house. Erection of a terrace of 9 no. dwelling units and the erection of 1 no. 3 bedroom chalet bungalow.	31/12/2018	31/12/2019	31/12/2019
BLR0019	49-51 Fishbourne Road East	0.62	Permissioned	05/12/2018	37	Redevelopment of the former Downland House HQ office site at 49-51 Fishbourne Road East, Chichester for 37 new affordable homes comprising 30 shared ownership apartments, 5 affordable rent houses and 2 affordable rent apartments; car and cycle parking; vehicle and pedestrian access.	31/12/2018	31/12/2022	31/12/2022
BLR0020	South Downs Holiday Village, Bracklesham Lane, Bracklesham Bay	2.1	Permissioned	28/02/2019	85	Redevelopment of the former South Downs Holiday Park with the erection of 85 dwellings with vehicular access, Local Equipped Area for Play, public open space, landscaping, footpath links and other related infrastructure.	31/12/2018	31/12/2021	31/12/2021
BLR0021	17-19 Seal Road, Selsey	0.12	Permissioned	03/12/2018	7	Alterations and conversion of main property into 7 no. flats, demolition of existing bungalow and associated access alterations, parking, bin and cycle storage.	31/12/2019	31/12/2021	31/12/2021
BLR0022	Stone House 82 West Street Selsey	0.26	Not Permissioned		5	Construction of up to 5 no. dwellings. Permission expired.	31/12/2019	31/12/2022	
BLR0023	99 - 101 High Street Selsey Chichester	0.17	Permissioned	05/03/2020	8	Erection of 8 dwellings, including demolition of existing buildings, provision of parking and new paved access, together with a new pedestrian route from East Street public car park to the Pavilion Theatre and High Street.	31/12/2020	31/12/2020	
BLR0024	10 Lavant Road Flats 1-3 Chichester	0.22	Permissioned	20/09/2019	7	Demolition of 3 no. flats and associated garages and erection of 6 no. flats and 1 no. 3-bed dwelling and associated works.	31/12/2020	31/12/2022	31/12/2022
BLR0025	Southgate House 5 -6 Southgate Chichester	0.16	Permissioned	20/05/2019	26	Change of use of first and second floors from office (Use Class B1a) to 26 residential units (Use Class C3).	31/12/2020	31/12/2021	31/12/2021
BLR0026	Southgate House 5 -6 Southgate Chichester	0.16	Permissioned	17/30/2020	5	Demolition of roof top plant and the construction of 5 no. penthouse apartments. Alterations to exterior elevations.	31/12/2020	31/12/2021	31/12/2021
BLR0027	Earnley Concourse, Clappers Lane, Earnley	3.5	Permissioned	30/05/2022	30	Outline planning application with all matters except Access reserved. Demolition of Earnley Concourse buildings, Elm Lodge, Gate Cottage and the Ranch House and replacement with residential development of up to 32 no. dwellings.	31/12/2022	31/12/2022	

<sup>1</sup> Note that where there are gaps in the site references e.g. BLR0001 this means this entry has been removed from the Register on a previous assessment.

## Annex 1 – Site Assessment Process



## Annex 2 – Sites excluded from the Brownfield Land Register

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

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

### Annex 3 – Sites no longer meeting the criteria of Part 1 of the Register

Site Reference	Site Name	Reason for removal
BLR0001	Bartholomews Specialist Distribution	Under construction
BLR0002	Land south of Graylingwell Drive, Chichester, West Sussex	Under construction
BLR0003	St Wilfrids Hospice, Grosvenor Road, Donnington	Development completed
BLR0004	Home Farm Hostel, Chichester Road, Selsey, West Sussex, PO20 9DX	Development completed
BLR0005	Land west of Maddoxwood Cottage, Lavant Road, Chichester, PO19 5RD	Development completed
BLR0006	Camellia, Chalk Road, Loxwood	Development completed
BLR0007	Brewhurst Mill, Brewhurst Lane, Loxwood, Billingshurst, West Sussex, RH14 0RJ	Development completed
BLR0012	Former Portfield Depot and UMA House, Oving, Chichester	Under construction
BLR0014	98 Fishbourne Road, Fishbourne, West Sussex, PO19 3JL	Under construction
BLR0016	Jutland House, Kiln Drive (Lion Park), Hambrook, PO18 8FJ	Development completed
BLR0017	Greenacre Nursery, Main Road, Chidham, PO18 8TP	Development completed
BLR0018	Royal Oak, Stocks Lane, East Wittering, West Sussex, PO20 8BS	Under construction
BLR0019	49-51 Fishbourne Road East	Under construction
BLR0020	South Downs Holiday Village, Bracklesham Lane, Bracklesham Bay	Under construction
BLR0021	17-19 Seal Road, Selsey	Under construction
BLR0024	10 Lavant Road Flats 1-3 Chichester	Under construction
BLR0025	Southgate House 5 -6 Southgate Chichester	Development completed
BLR0026	Southgate House 5 -6 Southgate Chichester	Under construction