**Brownfield Land Register – Accessible Summary 2023**

**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

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 – 2023 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)[[1]](#footnote-1)

| **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, foothpath 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 |  |
| BLR0028 | Pinewood House Answorth Close, Chichester | 0.14 | Permissioned | 16/04/2021 | 16 | Change of use from student accommodation (Sui Generis) to create 16 no. residential units (C3 Use Class) with associated car parking and hard and soft landscaping. | 31/12/2023 |  |  |

**Annex 1 – Site Assessment Process**

**Yes**

**Yes**

**Yes**

**Yes**

**Yes**

**No**

**No**

**No**

**No**

**No**

**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, (horticulture) | Sidlesham | Does not meet definition of previously developed landOutside 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 | Development completed |
| 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 | Development completed |
| 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 | Development completed |
| BLR0019 | 49-51 Fishbourne Road East | Development completed |
| BLR0020 | South Downs Holiday Village, Bracklesham Lane, Bracklesham Bay | Development completed |
| BLR0021 | 17-19 Seal Road, Selsey | Development completed |
| BLR0024 | 10 Lavant Road Flats 1-3 Chichester | Development completed |
| BLR0025 | Southgate House 5 -6 Southgate Chichester | Development completed |
| BLR0026 | Southgate House 5 -6 Southgate Chichester | Development completed |

1. 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. [↑](#footnote-ref-1)