



**PLANNING,  
REGENERATION +  
INFRASTRUCTURE  
HOUSING LAND  
SUPPLY  
REVIEW**

Housing land supply review

Chichester District Council  
February 2024

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This document has been prepared and checked in accordance with the Lambert Smith Hampton Quality Assurance procedures and authorised for release.

Signed:

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For and on behalf of Lambert Smith Hampton

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## **1.0 INTRODUCTION**

### **1.1 Overview**

- 1.1.1 Lambert Smith Hampton (LSH) were instructed by Chichester District Council to provide an evidence base to support the preparation of the Housing Land Supply position dated 1<sup>st</sup> April 2023. The report will seek to review and recalculate the Council's Windfall analysis, and update the lead in times and build out rates for residential development in Chichester District.

## 2.0 REVIEW OF LEAD IN TIMES AND BUILD OUT RATES

2.1.1 This section reviews the local and national evidence on delivery rates and lead in times for residential development. National delivery rates and lead in times provide useful context when looking at local information and can help form assumptions when there is no locally available data. Lead in times and build out rates are important to understand how Category A and B sites will be delivered within the 5 year period.

2.1.2 As part of this, the following documents have been reviewed:

- Letwin Review (2018);
- Start to Finish How Quickly do Large-Scale Housing Sites Deliver?“ NLP Paper (2016), and Second Edition (2020);
- ‘The Role of Land Pipelines in the UK Housebuilding Process’ by Chamberlain Walker Economics (2017);
- HBF Paper (2016);

2.1.3 As well as the most recently published annual statements for the following national housebuilders have been reviewed:

- Persimmon
- Crest Nicholson
- Taylor Wimpey
- Barratt/David Wilson
- Vistry Group
- Bellway
- Redrow
- Miller Homes
- Countryside Properties
- Berkley Group

## 2.2 National Evidence on Housing Delivery

i) *Start to Finish – What factors affect the build-out rates of large scale housing sites? (Second Edition, 2020)*

2.2.1 Lichfield’s published the first edition of Start to Finish in November 2016, with the purpose of informing the production of realistic housing trajectories, and in 2020 sought to update the evidence. The research assesses 180 sites with a combined total of 213,000 dwellings.

2.2.2 The key findings of this paper include:

- For schemes of 500+ dwellings, the time from outline application validation to the first completion can be between 5.0-8.4 years, and from securing outline permission to completions it is on average 3 years.
- Since the recession of 2007/08 lead in times have increased, primarily due to the time spent on discharging pre-commencement conditions
- Large greenfield sites of over 500+ dwellings deliver 34% quicker than brownfield equivalents
- Outlets (different housebuilders) and tenures influence lead-in times and delivery rates, whereby having additional outlets increases build-out rates. Furthermore, schemes with more affordable housing build out almost twice as fast as those with a lower proportion of affordable housing.
- The average build out rate for a scheme of over 2000 dwellings is 160dpa

ii) *Start to Finish How Quickly do Large-Scale Housing Sites Deliver?’ By NLP (November 2016)*

2.2.3 In November 2016 Nathaniel Lichfield and Partners (NLP) published a national level assessment of housing delivery “Start to Finish How Quickly do Large-Scale Housing Sites Deliver?”. This report looked at 70 large sites of all sizes but specifically focused on 500+ dwellings sites. The key points included:

- The average lead-in time for large sites was 3.9 years prior to the submission of the first planning application
- The average time to achieve planning approval for large sites was c.5 years
- The highest annual average build out rate found was 321dpa
- Higher build out rates were found to correlate with stronger housing markets
- Delivery rates did not increase proportionately with the size of the site

iii) *The Role of Land Pipelines in the UK Housebuilding Process’ by Chamberlain Walker (2017)*

2.2.4 In September 2017, a report commissioned by Barratt Developments and undertaken by Chamberlain Walker Economics entitled “The Role of Land Pipelines in the UK Housebuilding Process” was published.

2.2.5 This report focused on sites over 20 dwellings and investigated the supply of land required for housebuilder to maintain and grow the number of houses built.

2.2.6 The research identified four phases of delivery from pre-application phase to delivery of first completions. The phases and timescales are as follows:

**Table 1. The Development Pipeline and its four phases**

<b>A</b>	Pre-Application (e.g. landownership and control, market conditions, planning context including allocation in Local Plan, preparing for planning application and extent of required community consultation)	= 1.2 to 2.1 years
<b>B</b>	Application to Permission (e.g. inclusion in Local Plan, negotiation of S106, scale of development, performance of LPA)	= 0.5 to 0.8 years
<b>C</b>	From permission to start on site (e.g. landownership, ground works, site infrastructure, discharge of planning conditions)	1.7 years (21 months)
<b>D</b>	Under construction (build out) (e.g. constraints of speed of construction, site size and market absorption, infrastructure requirements).	2.3 years (27 months)
<b>Total development pipeline (A+B+C+D)</b>		<b>up to 6.6 years</b>

Source: Chamberlain Walker Economics Report, Table 2, page 15

2.2.7 The research identified that the ‘post planning permission’ stages (C+D) has increased from the earlier Local Government Association (LGA) estimates of 1.7 to 2.3 years to 4.0 years. This is considered to be due to the increasing burden of pre-commencement conditions<sup>1</sup>, and an increased reliance on larger sites that take longer to build out.

2.2.8 This theory on the increased time from permission gained to start on site was found to be consistent with the view of housebuilders, and is attributed to:

- Over half of planning permissions are held by non-housebuilders which adds the additional stage of site disposal to a builder
- The increasing time to negotiate and secure a signed section 106 agreement
- The increased numbers of pre-commencement conditions and the time taken to discharge these conditions
- Land held under an options agreement;
- Rapid changes in market conditions, such as economic downturns which can adversely affect sales rates and revenue

iv) Letwin Review (2018)

2.2.9 In Autumn 2017, the Chancellor of the Exchequer commissioned the Letwin Review to “explain the significant gap between housing completions and the amount of land allocated or permissioned in areas of high housing demand and make recommendations for closing it”.

2.2.10 The review was published in June 2018, and identified that build-out rates are driven by ‘absorption rates’.

<sup>1</sup> Here it should be noted that the changes in legislation enacted on 1<sup>st</sup> October 2018 mean that pre commencement conditions are less likely to be attached to permissions as they require the consent of the applicant.

2.2.11 The absorption rate appears to be largely determined by the price and housing type (including size, design, context and tenure) of the new home. As such, housebuilders have the ability to exercise control over the rate of sales, as rivals are often limited in their opportunity to offer customers different types of housing or tenure. For example, when a volume housebuilder occupies all/a large proportion of a site, the size and style of the home will be fairly homogeneous, and thereby limits demand. Whereas even slight variations in the housing size, style (and context), and physical location on a site, can act to increase demand and absorption rates, leading to higher build out rates.

2.2.12 The report also identifies the tenure types on offer are critical, whereby the rate of completion of 'affordable' and 'social rented' homes is often constrained by the absorption of market rate houses. This is as 'affordable' and 'social rented' homes are cross subsidised by the sale of market rate houses, meaning that when the absorption of market rate houses is limited by the character and size of the homes, the cross subsidy for the non-market-rate housing is limited and the build out rates are reduced.

2.2.13 The report also identifies that there is evidence that smaller sites build out quicker than larger sites. It was considered that the market absorption rate for each home is largely location-specific, and there is a limited depth of a market for a given house size, type, and location. Consequently, multiple smaller sites are able to explore multiple housing markets and therefore build out rates can be higher as they are not as limited by the absorption rates.

v) *HBF Paper (2016)*

2.2.14 In February and March 2016, the Home Builders Federation (HBF) undertook a survey of 300 large sites in response to the Government's criticism that large sites were only delivering some 48 dwellings a year.

2.2.15 In this research, "Large sites" were defined as those with at least 350 dwellings in total.

2.2.16 In 2015, the average sales on all sites (including start-ups, on-going, tail-ends) was 70 dwellings a year. In order to omit the low levels of sales that occur at the start and end of a site's delivery and to get an average for when the site was delivering at its best, the research attempted to exclude the lead-in and tail-out elements of a site build-out. Therefore, by excluding these years of lower sales rates, the average rate of sales naturally increases, and ranges between 70-95 sales a year.

### **2.3 Completions per outlet from National House Builders**

2.3.1 Many of the national housebuilders prepare and publish annual performance reports. These have been summarised below:

- Berkley Group: 4,043 completions in 2023 across London and the South East (annual Report 2022).
- Vistry Group: 11,951 legal completions in 2022 (Annual Report 2022). Number of outlets not provided.



- Redrow: 5,436 legal completions in 2023 with 117 average active outlets. This equates to 51 completions per outlet (Annual Report 2023).
- Bellway: 10,945 completions in 2022 with 240 active outlets. This equates to 46 completions per outlet (Annual Report 2023).
- Miller Homes: 3,970 completions in 2022 (Annual Report 2022). Number of outlets not provided.
- Persimmon: 14,868 new homes completed in 2022 with about 272 active outlets. This equates to approximately 55 completions per outlet (Annual Report 2022).
- Barratt/David Wilson: 17,206 dwellings completed in 2023. Number outlets not provided (Annual Report 2023).
- Taylor Wimpey: 14,154 dwellings completed in 2022 with an average of 259 outlets. This equates to an average of 55 completions per outlet (Annual Report 2021).
- Crest Nicholson: 2,734 dwellings completed in 2022 with an average of 54 completions per outlet across the financial year (Annual report 2021).
- Countryside Properties: 5,385 completions in 2021 with average sales outlets at 60. This equates to 90 completions per outlet per year (Annual Report 2021).

2.3.2 The analysis of the most recent housebuilder performance reports shows an average build out rates per outlet are between 46 and 55 dwellings each year, with Countryside Properties delivering more on average, with 90 dwellings per outlet each year.

## 2.4 Local Evidence on lead-in times and build out rates

2.4.1 Analysis of local lead in times and build out rates has been undertaken in order to inform the housing trajectory.

2.4.2 A total of 667<sup>2</sup> sites were reviewed to establish robust lead in times and build out rates for sites of various sizes. The analysis considered the time taken from the first permission granted on site which led to the first dwelling being completed, and then the annual rate of completions. The sites were grouped into the following categories:

- Less than 9 dwellings
- Sites between 10 to 49 dwellings
- Sites between 50 to 99 dwellings
- Sites between 100 and over

2.4.3 It should be noted that this assessment is likely to give a conservative estimate of lead in times, as the completion date is aligned with the end of the monitoring year, and the actual completion is

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<sup>2</sup> Details are set out in Appendix 1

likely to have occurred earlier in the year (which would shorten the lead in time) for a number of sites.

**Table 2. Lead in time and build out rate analysis all sites**

<b>Site Size</b>	<b>Lead in time (years)</b>	<b>Average delivery (pa)</b>
<b>1 to 9</b>	3 years 3 months	1
<b>10 to 49</b>	2 years 3 months	16
<b>50 to 99</b>	2 years 4 months	34
<b>100 and over</b>	1 year 6 months	45

## **2.5 Conclusions on lead-in times and build out rates**

2.5.1 To conclude, the national and local evidence on build out rates and lead in times has been analysed above. As the local and national evidence are comparable, the local lead in times should be used to form a basis for the trajectory assumptions, where historic data is available on specific sites this should also be considered on a site-by-site basis.

## 3.0 WINDFALL

### 3.1 Overview

- 3.1.1 This section provides an updated and detailed assessment of the windfall residential development in Chichester District.
- 3.1.2 This assessment period covers the period 2012 to 2023, thereby allowing for a long term analysis of windfall completions.
- 3.1.3 The information used in this assessment includes:
- The year of completions
  - Total number of dwellings in the permission
  - Greenfield or Previously Developed Land Status
  - Previous land use, in which the Council's categories are as follows: Agricultural (both Greenfield land and agricultural conversions), Business, Garden, Industrial, Institution, Minerals and Waste, Office, Other, Residential, Shopping, and Storage.
- 3.1.4 This assessment has been prepared in accordance with National Policy and has taken into consideration relevant appeal decisions in Chichester District and elsewhere in England.

### 3.2 National Policy Context

- 3.2.1 There is no specific nationally prescribed methodology to calculate a windfall allowance, however the NPPF and PPG provide some guidance as to how a Local Planning Authority could carry such an assessment out and how windfalls should be treated in a policy and decision making context.
- 3.2.2 Paragraph 70 of the NPPF seeks to ensure there is a mix of sites, by size in an LPAs land supply. With paragraph 70 d) stating that
- ... support the development of windfall sites through their policies and decisions...*
- 3.2.3 Paragraph 72 then goes on to state the following:
- Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.*
- 3.2.4 Further to this is the glossary definition of a Windfall site at page 73 of the NPPF:
- Windfall Sites:*** *Sites not specifically identified in the development plan*
- 3.2.5 The key points taken from the NPPF, is that the evidence should be compelling, that the allowance needs to be realistic, when considered against a SHLAA and should look at historic delivery and expected future trends. And a reminder that there is no prescribed methodology within the PPG.

3.2.6 The NPPF does not infer that windfalls are only small or medium, in reality they can come forward in a variety of forms and sizes, as stated by the Secretary of State in the Land at Site of Former North Worcestershire Golf Club Ltd, Hanging Lane, decision.

3.2.7 This states:

*[14.9] In the definition of “windfall sites” in the NPPF glossary the words “development plan” can reasonably be understood to mean the development plan documents that for the adopted development plan, not the more extensive interpretation for which the Council argues. The definition is simple and unambiguous. It means that a site developed for housing purposes is a windfall site if it is one which is not allocated or otherwise identified.... This is consistent with the NPPF’s statement that the planning system should be plan led (para 17) and its requirement (para 67) that planning policies should identify specific deliverable sites to meet housing needs over years 1-5 of the plan period and either specific developable sites or broad locations to meet the needs over years 6-10 and, where possible years 11-15.*

*[14.11] It is self-evident that the purpose of the glossary is to define various terms used in the NPPF so that the reader can better understand the mean of its policies. The glossary’s value would substantially be diminished if it was necessary to crossrefer to text in the main body of the document in order to understand what the definitions in the glossary mean. Such an approach is counterintuitive and defies logic. The Council’s contention that the glossary’s definition of windfall sites needs to be understood by reference to paragraphs 68-70 of the NPPF is, therefore, misguided.*

*[14.14] Although paragraphs 68 & 69 are concerned with the provision of small and medium sites, paragraph 70 is not. It deals with the separate matter of windfalls more generally and there is no cross reference between this and paragraphs 68 & 69. I find nothing in these paragraphs to support the Council’s proposition that only small and medium sized sites should be characterised as windfall sites.*

*[14.15] The Council contends that the definition needs to be applied within the local context such that what constitutes a windfall site in Birmingham is different in terms of size to a windfall site in Northumberland. Given my clarification that a site only becomes a windfall site when housing has 13 been developed on it, it is likely that the windfall sites in both of those local authority areas would be found to be of various sizes and scales of development if records were kept over a reasonable time period. There is nothing in the NPPF definition to support the Council’s assertion that a site of 35ha should not be treated as a windfall site in Birmingham.*

### 3.3 SHELAA

3.3.1 The Council’s most recently published SHELAA is from April 2021 and contains the Council’s process for identifying potential land for development, over approximately 0.25ha in size, for the next 15 years. The assessment takes a high level view on the suitability of sites and potential capacity.

- 3.3.2 The assessment done in the SHELAA is ‘policy off’ there for development plan policies are not considered as part of the assessment process, which is different to the determination of a planning application. The assessment discounts sites which are existing allocations or have an extant planning permission.
- 3.3.3 Through the assessment, the Council considered a total of 320 sites, their discounting processes 257 of those were assessed, resulting in a final figure of 188 sites which may have the potential for future development. The total potential capacity of these 188 sites was up to 26,637 dwellings.
- 3.3.4 The 26,637 dwellings identified in the SHELAA are distributed across the Plan area in the following parishes.

**Table 3. Summary of Table 3 2021 SHELAA**

<b>Parish</b>	<b>Total identified capacity</b>
Apuldram	864
Birdham	580
Bosham	3324
Boxgrove	610
Chichester	1506
Chidham and Hambrook	1265
Donnington	0
Earnley	307
East Wittering and Bracklesham	517
Fishbourne	1036
Funtington	2784
Hunston	483
Kirdford	242
Lavant	0
Loxwood	1157
Lynchmere	0
North Mundham	821
Oving	3342
Plaistow and Ifold	795
Selsey	678
Sidlesham	93
Southbourne	4092
Tangmere	906
Westbourne	358

Westhampnett	511
West Itchenor	0
West Wittering	248
Wisborough Green	118
<b>Total</b>	<b>26,637</b>

3.3.5 The Council's most recent SHELAA clearly shows that there is a significant capacity for additional residential development across Chichester in the coming years. Whilst it is not expected all this development will happen, there is certainly the capacity for future windfall development, which aligns with where windfall development has occurred in the past.

### 3.4 Methodology

#### i) Step 1 – windfall

3.4.1 The first step of this assessment was to review the total amount of windfall completions by year in Chichester as a proportion of total completions. This shows that windfall completions have ranged from 139 to 581 dwellings between 2011/12-2022/23.

**Table 4. Net windfall completions 2014-2022**

Year	Total net windfall completions	Total completions	Windfall as a %	5YHLS Yes or No?	Status of Development plan
2011/12	306	353	87%	Yes	Emerging Local Plan
2012/13	307	307	100%	No	Emerging Local Plan
2013/14	139	202	69%	Yes	Emerging Local Plan
2014/15	352	351	100%	Yes	Local Plan adopted July 2015
2015/16	507	507	100%	Yes	Adopted Local Plan
2016/17	438	439	100%	Yes	Adopted Local Plan
2017/18	556	557	100%	Yes	Adopted Local Plan
2018/19	581	654	89%	Yes	Adopted Local Plan
2019/20	431	503	86%	Yes	Local Plan out of date July 2020
2020/21	350	461	76%	No	Local Plan out of date
2021/22	327	712	46%	No	Local Plan out of date
2022/23	384	867	44%	No <sup>3</sup>	Local Plan out of date
<b>Average</b>	<b>389.8</b>	<b>492.8</b>	<b>83%</b>	-	-

3.4.2 Here it is important to consider the contextual influence of the local plan as well as the five year housing land supply position. The table above shows that windfall completions were lowest between 2011/12 and 2013/14. This is reflective of the 2008 recession, whereby the impacts of this financial crisis were realised in the housebuilding sector. Furthermore, it also appears that windfall completions have been lower in 2020-2022, this is likely reflective of the covid 19 pandemic, then increasing again in 2022/23.

<sup>3</sup> However a 4YHLS can be demonstrated

*Step 1 – Further Analysis*

- 3.4.3 Through the course of several appeals heard by means of public inquires in recent years, the Council’s Windfall calculation was tested. In summary the points tested at recent appeals were:
- *Housing can in some cases be completed many years after being first granted permission, particularly if the initial application was an outline permission, made on a speculative basis, or a large site.*
  - *Requested a comparison of the years permissions were granted with the status of the development plan and 5 year housing land supply*
  - *...and the factors that led to their approval at that time*
  - *The number of windfalls increases alongside the lack of an up to date development plan or positive land supply position*
- 3.4.4 This further analysis looks at the windfall permissions received year on year, in the same assessment period as the original LSH Land Supply Review from 2021. This information has satisfied the Inspector’s concerns on the inclusion of a major windfalls allowance.
- 3.4.5 Table 13 below identifies the number of permissions granted each year, and then the number of windfall permissions granted. These are then broken down into minor and major windfalls. The status of the development plan and 5YHLS position are in the final 2 columns. It can be seen that the status of the plan or 5YHLS has little, or no bearing on the number of windfalls granted on an annual basis. The level of minor windfalls remains relatively consistent through the assessment period. The number of major windfalls recorded the highest number in 2014/15, when the development plan was still emerging, but no 5YHLS was present. In the 1 full year and part year of where there was no 5YHLS and no plan or it was more than 5 years old, there does not appear to be a significant upturn in the number of major or minor windfalls.
- 3.4.6 On average there are just under 4 major windfall permissions granted in Chichester each year and on average 71 minor windfalls received each year.

**Table 13. Summary of Permissions Granted between 2011/12 and 2020/21**

	Total Permissions Granted	Total Windfalls Granted	Total Minor Windfalls Granted	Total Major Windfalls Granted	Development Plan Status	5YHLS?
2011/12	59	58	58	0	Emerging Plan	Yes
2012/13	56	50	50	0	Emerging Plan	No
2013/14	108	78	78	0	Emerging Plan	Yes
2014/15	104	104	95	9	Emerging Plan	Yes
2015/16	98	97	90	7	Local Plan Adopted July 2015	Yes
2016/17	70	70	62	8	Adopted Local Plan	Yes
2017/18	69	68	67	1	Adopted Local Plan	Yes
2018/19	88	88	82	6	Adopted Local Plan	Yes
2019/20	70	70	67	3	Adopted Local Plan	Yes Until July
2020/21	65	65	61	4	Local Plan 5 Years old July 2020	No
Total	787	748	710	38		
		Percentage of total Windfalls	95%	5%		

3.4.7 Following a review of the major windfalls it was concluded that the 5YHLS position of the Council did not impact on the decisions reached. Therefore, alongside table 13 above, when considering recent appeal decisions that a comparison of the development plan and 5YHLS status should be made and that the circumstances in which those permissions were granted.

3.4.8 Major windfall sites have consistently over the past 10 years been permitted and that has happened irrespective of the development plan, the 5YHLS or whether the Council's Interim Policy Statement is in place, these sites have continued to come forward.

3.4.9 When considering these permitted major windfalls in more detail, table 14 below, shows that on average 226 major windfall dwellings are permitted on an annual basis. Although not a direct comparison to completions year on year, this is much higher than the 140-dwelling allowance for major windfalls, identified in the 2021 review and the 112 dwelling allowance identified in this year's update assessment, as set out in subsequent sections. Further to this, it can be demonstrated that of the major windfalls permitted in this assessment period, 73% have come from Greenfield or Agricultural development sites, this is at an average of 164 dwellings permitted per year.



**Table 14: Summary of Major Windfall Applications**

	Total Number Major Windfalls	Total Dwellings	Total Greenfield/Agricultural Dwellings	All other windfall Dwellings
2014/15	9	319	260	59
2015/16	7	365	355	10
2016/17	8	237	22	215
2017/18	1	100	100	0
2018/19	6	201	96	105
2019/20	3	258	232	26
2020/21	4	101	84	17
<b>Total</b>	<b>38</b>	<b>1581</b>	<b>1149</b>	<b>432</b>
<b>Average / Percent</b>		<b>225.9</b>	<b>73%</b>	<b>27%</b>

- 3.4.10 The final point was the assertion that housing in some cases can take many years to complete, particularly if the scheme was speculative and/or an outline, i.e. a windfall proposal. Our analysis of this point is set out below and with evidence demonstrates this is not the case.
- 3.4.11 Firstly, we return to the average lead in and build out rates set out in the earlier sections of this review for all development types in Chichester. This shows, for major sites the lead in times and build out rates The Inspector had no evidence to suggest that windfall development would take longer to be implemented or happen at a slower rate.
- 3.4.12 Table 15 below shows that out of the 38 major windfalls received in this time period, a total of 26 were detailed permissions, with 9 permissions in total starting construction the year that they were granted.

**Table 15 Major Windfall by application type and implementation**

	Total Number Major Windfalls	Detailed/Prior Approval	Outline	How many started same year granted
2014/15	9	6	3	2
2015/16	7	4	3	2
2016/17	8	6	2	2
2017/18	1	0	1	0
2018/19	6	4	2	2
2019/20	3	3	0	0
2020/21	4	3	1	1
<b>Total</b>	<b>38</b>	<b>26</b>	<b>12</b>	<b>9</b>

Summary of the further analysis

3.4.13 Therefore the evidence set out above demonstrates that a major windfall allowance in years 4 and 5 of the 5YHLS assessment period should be included in the land supply. The evidence shows that development does occur in Chichester irrespective of the development plan status and 5YHLS status and that decisions made were irrespective of such matters. The evidence above shows that windfall development does not take a prolonged time to bring forward, more so than other types of development and that most of these are detailed permissions, with many being implemented the year they were granted.

ii) Step 2 – Greenfield or PDL windfall

3.4.14 The land type of the windfall completions was then considered to determine what the split of completions between PDL and Greenfield sites is.

**Table 16. Windfall completions 2014-2023 – PDL / Greenfield**

Year	PDL	Greenfield	Total Net Completions
2011/12	223	83	
2012/13	261	46	
2013/14	121	18	
2014/15	201	151	
2015/16	265	242	
2016/17	274	164	
2017/18	286	270	
2018/19	298	283	
2019/20	152	279	
2020/21	200	150	
2021/22	143	184	
2022/23	189	195	
<b>Average</b>	<b>218</b>	<b>172</b>	
<b>Total</b>	<b>2613</b>	<b>2065</b>	

(Orange = LP not adopted, Blue = LP adopted)

3.4.15 The analysis above shows that the supply of windfall from both PDL and Greenfield sites was consistent.

3.4.16 PDL windfall developments averaged at 218 dwellings per annum, with a total of 2,613 dwellings between 2011/12 to 2022/23. Greenfield windfall developments have averaged at 172 dwellings per annum, with a total of 2,065 dwellings between 2011/12 to 2022/23.

3.4.17 Therefore, as there has been consistent supply from both PDL / Greenfield, the completions will not be split in to two distinct categories as part of this assessment.

iii) Step 2 – Previous Use

3.4.18 As identified by national policy, windfall development should be a reliable source of housing going forward. As such, it is important to understand where the windfall supply has previously come from; whether this be consistent large greenfield developments, or change of use developments, and whether this source is likely to have been exhausted.

3.4.19 The council have identified the previous land use of the windfall completions in to the 11 categories identified above.

3.4.20 The total windfall completions for each category is shows in the table below, to help identify where windfall development has been occurring on a consistent basis.

**Table 17. Windfall completions 2014-2023, by previous land use**

Year	AGRICULTURAL	BUSINESS	GARDEN	INDUSTRY	INSTITUTION	MINERALS & WASTE	OFFICE	OTHER DEV	RESIDENTIAL	SHOPPING	STORAGE	Total
2011/12	54	3	19	17	35	19	35	38	81	4	1	306
2012/13	27	5	18	57	47	18	59	58	16	1	1	307
2013/14	18	24	15	46	0	0	1	0	35	0	0	139
2014/15	113	18	5	6	93	0	9	102	-19	8	17	352
2015/16	184	18	63	5	22	0	23	74	119	-1	0	507
2016/17	178	0	11	0	37	0	12	168	25	2	5	438
2017/18	229	6	13	42	9	78	8	111	43	9	8	556
2018/19	235	8	12	1	73	66	17	72	86	11	0	581
2019/20	232	35	6	0	72	42	4	9	25	6	0	431
2020/21	57	30	5	0	122	79	26	10	5	3	13	350
2021/22	165	38	22	2	0	0	5	1	32	0	62	327
2022/23	188	59	7	2	0	0	46	5	42	0	35	384
Average	140	20	16	15	43	25	20	54	41	4	12	390

3.4.21 The table above identifies that there has been consistent windfall development from the previous uses of: Agricultural, Business, Garden, Office, Other Development, and Residential. As such, these sources have been coloured green in the table above and have been kept in the assessment for additional analysis.

3.4.22 Accordingly, the table above also identifies that the windfall completions have been inconsistent from the previous land uses Industry, Institution, Minerals and Waste, Shopping, and Storage. As such, these have been coloured red and removed from the assessment.

iv) Step 4 – Analysis by site size

3.4.23 The next step of the assessment was to evaluate the size of developments that have contributed to past levels of windfall in the district. For this, those identified as consistent sources of windfall development above (green), have been carried forward from table 15. This analysis was to identify the consistency of the supply from different site sizes.

3.4.24 The size categories used were:

- 9 dwellings or less
- Between 10 and 50 dwellings

- Between 51 and 100 dwellings
- Between 101 and 250 dwellings
- 251 dwellings and above

3.4.25 The table below shows the windfall completions on sites less than 9 dwellings from the sources taken forward from the step above.

3.4.26 This shows that windfall development has been consistent on all the previous land uses of agricultural, business, garden, office, and residential. As such, these sources provide reliable supply and have been taken forward as part of this assessment.

**Table 18. Windfall completions on sites 9 dwellings or less – carried forward from step 3**

Year	AGRICULTURAL	BUSINESS	GARDEN	OFFICE	OTHER DEV	RESIDENTIAL
2011/12	7	3	10	1	2	42
2012/13	12	5	18	9	2	16
2013/14	0	2	5	1	0	17
2014/15	4	8	6	9	12	9
2015/16	1	18	13	12	9	15
2016/17	7	2	11	12	10	15
2017/18	3	6	13	8	2	36
2018/19	14	6	12	17	11	59
2019/20	15	5	6	4	0	25
2020/21	5	15	5	0	10	-2
2021/22	8	9	22	5	1	15
2022/23	44	8	7	7	5	42
<b>Average</b>	<b>7</b>	<b>7</b>	<b>10</b>	<b>7</b>	<b>5</b>	<b>24</b>

3.4.27 The table below, shows the windfall completions on sites between 10-50 dwellings from the previous land use sources that were carried forward from step 3.

3.4.28 This identifies that windfall completions from agricultural and residential previous land uses represent a reliable source of development. Therefore, these sources have been taken forward as part of this assessment.

**Table 19. Windfall completions on sites 10-50 dwellings– carried forward from step 3**

Year	AGRICULTURAL	BUSINESS	GARDEN	OFFICE	OTHER DEV	RESIDENTIAL
2011/12	47	0	9	0	0	13
2012/13	15	0	0	0	6	0
2013/14	0	22	10	0	0	18
2014/15	52	10	-1	0	18	-28
2015/16	78	0	50	11	10	10
2016/17	96	-2	0	0	24	10
2017/18	65	0	0	0	47	7
2018/19	53	2	0	0	35	27
2019/20	63	30	0	0	9	0
2020/21	0	15	0	26	0	7
2021/22	21	0	0	0	0	17
2022/23	87	11	0	32	0	0
<b>Average</b>	<b>48</b>	<b>7</b>	<b>6</b>	<b>6</b>	<b>12</b>	<b>7</b>

3.4.29 The table below shows the windfall completions on sites 51-100 dwellings on sites which have been carried forward from step 3. This shows that none of the previous land uses represent a reliable supply of development, and therefore they have been excluded from the assessment.

**Table 20. Windfall completions on sites 51-100 dwellings– carried forward from step 3**

Year	AGRICULTURAL	BUSINESS	GARDEN	OFFICE	RESIDENTIAL
2011/12	0	0	0	34	36 26
2012/13	0	0	0	50	9 0
2013/14	0	0	0	0	0
2014/15	0	0	0	0	0
2015/16	0	0	0	0	94
2016/17	42	0	0	0	0
2017/18	94	0	0	0	0
2018/19	52	0	0	0	0
2019/20	17	0	0	0	0
2020/21	10	0	0	0	0
2021/22	0	29	0	0	0
2022/23	57	40	0	0	7 0
<b>Average</b>	<b>23</b>	<b>6</b>	<b>0</b>	<b>8</b>	<b>4 10</b>

3.4.30 The table below shows windfall completions on sites between 101-250 dwellings on those previous land uses carried forward from step 3. This shows that windfall developments of this size on agricultural land represents a consistent supply of dwellings, and therefore will be carried forward in the assessment.

**Table 21. Windfall completions on sites 101-250 dwellings– carried forward from step 3**

Year	AGRICULTURAL	BUSINESS	GARDEN	OFFICE	RESIDENTIAL
2011/12	0	0	0	0	0
2012/13	0	0	0	0	0
2013/14	18	0	0	0	0
2014/15	57	0	0	0	0
2015/16	60	0	0	0	0
2016/17	33	0	0	0	0
2017/18	67	0	0	0	0
2018/19	116	0	0	0	0
2019/20	137	0	0	0	0
2020/21	42	0	0	0	0
2021/22	136	0	0	0	0
<b>Average</b>	<b>53</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

3.4.31 The table below shows windfall completions on sites over 250 dwellings on the sites carried forward from step 3. As none of these previous land uses provide a reliable source of development, they have been excluded from the assessment.

**Table 22. Windfall completions on sites 250+ dwellings– carried forward from step 3**

Year	AGRICULTURAL	BUSINESS	GARDEN	OFFICE	RESIDENTIAL
2011/12	0	0	0	0	0
2012/13	0	0	0	0	0
2013/14	0	0	0	0	0
2014/15	0	0	0	0	0
2015/16	0	0	0	0	0
2016/17	0	0	0	0	0
2017/18	0	0	0	0	0
2018/19	0	0	0	0	0
2019/20	0	0	0	0	0
2020/21	0	0	0	0	0
2021/22	0	0	0	0	0
2022/23	0	0	0	0	0
<b>Average</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

3.4.32 This step has analysed the consistency of windfall completions by previous land use and site size. The table below shows a summary of the windfall supply sources that will be carried forward from step 4 and those that will be removed from further analysis as part of step 5.

**Table 23. Windfall completions total 2011/12-2021/22 – step 4 summary**

Year	AGRICULTURAL	BUSINESS	GARDEN	OFFICE	RESIDENTIAL
0-9 dwellings	Carried forward	Carried forward	Carried forward	Carried forward	Carried forward
10-50 dwellings	Carried forward	Excluded	Excluded	Excluded	Carried forward
51-100 dwellings	Excluded	Excluded	Excluded	Excluded	Excluded
101-250 dwellings	Carried forward	Excluded	Excluded	Excluded	Excluded
250+ dwellings	Excluded	Excluded	Excluded	Excluded	Excluded

v) Step 5 Minor windfall analysis

3.4.33 This step further analyses those windfall completions on sites 9 dwellings and less that have been carried forward from step 4.

3.4.34 The chart below shows the minor windfall completions from those sources carried forward from step 4. This is shown on a yearly basis (solid line, chart below), as well as the two year rolling average (dashed line, chart below).

3.4.35 This shows that minor windfall completions show fluctuations. In 2021, there is a drop in minor windfall completions which is likely attributable to the impacts of covid-19, but has since picked back up.

**Chart 1: Minor windfall completions, carried forward from step 4**



3.4.36 The table below shows the windfall completions on those sites carried forward from step 4 on minor sites (9 dwellings or less). This shows that the average windfall completions between 2011/12-

2022/23 from those carried forward in the assessment is 72dpa, and the current two year rolling average is just under 100dpa. The table below also shows that the average minor windfall completions are 60 dpa when the two highest and two lowest outliers are removed.

**Table 24. Minor windfall completions (9 dwellings or less) carried forward**

Year	9 dwellings or less	Two highest and two lowest outliers removed
2011/12	70	65
2012/13	70	62
2013/14	25	
2014/15	62	48
2015/16	67	68
2016/17	64	57
2017/18	77	68
2018/19	138	
2019/20	67	55
2020/21	37	
2021/22	62	60
2022/23	122	
<b>Average</b>	<b>72</b>	<b>60</b>

3.4.37 Both the total average of 72dpa and two year rolling average are impacted by outliers in the completions. Consequently, the figure of 60 dpa that was calculated by removing the outliers and averaging the remaining completions is the most robust figure to be used as the minor windfall allowance and should be applied to years 4 and 5.

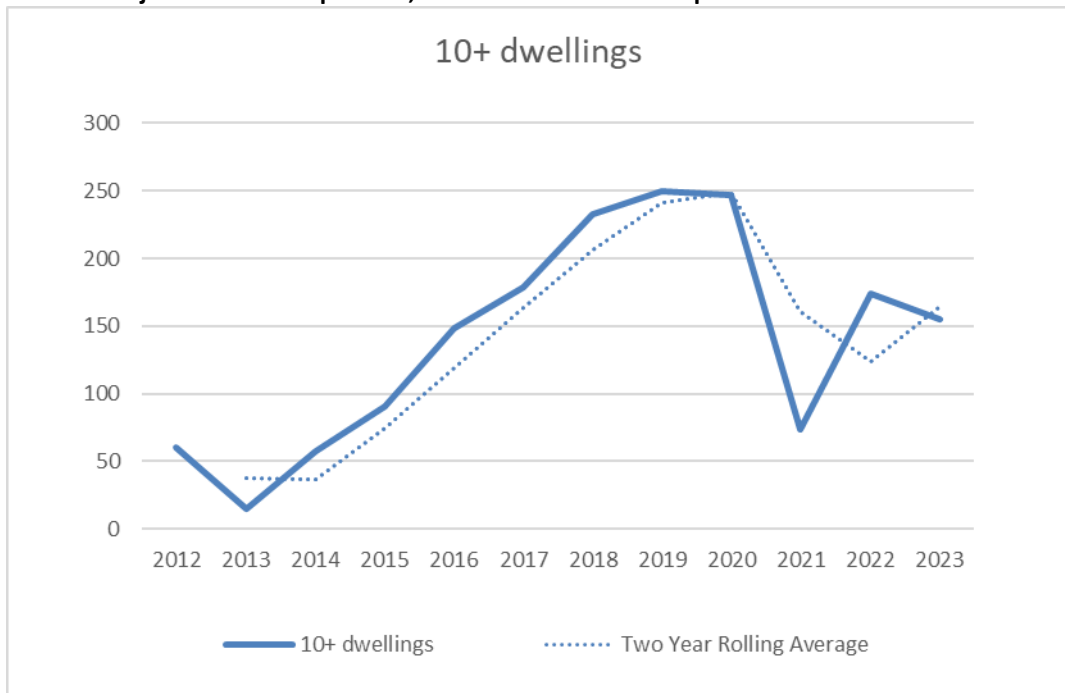
vi) Step 6 – Major windfall analysis

3.4.38 The chart below shows the major windfall completions from those sources carried forward from Step 4. This is shown on a yearly basis (solid line, chart below), as well as the two year rolling average (dashed line, chart below).

3.4.39 This shows that major windfall completions vary between 2011/12 to 2022/23 whereby windfall completions rose from 15 dwellings in 2012/13 to 250 in 2019/20, before a dropping in 2021/22 to 74, and have since bounced back. This significant drop is likely due to the immediate impacts of the covid-19 pandemic.



Chart 2: Major windfall completions, carried forward from step 4



3.4.40 The table below shows the major windfall completions on those sites carried forward from step 4. This shows that the average windfall completions between 2011/12-2022/23 from those carried forward in the assessment is 140dpa, and the current two year rolling average is just below 160dpa. The table below also shows that the average major windfall completions are 139dpa when the two highest and two lowest outliers are removed.

**Table 25. Major windfall completions carried forward**

<b>Year</b>	<b>10+ dwellings</b>	<b>Two highest and two lowest outliers removed</b>
2011/12	60	60
2012/13	15	
2013/14	58	
2014/15	91	91
2015/16	148	148
2016/17	179	179
2017/18	233	233
2018/19	250	
2019/20	247	
2020/21	74	74
2021/22	174	174
2022/23	155	155
<b>Average</b>	<b>140</b>	<b>139</b>

3.4.41 The above analysis provides three calculations for future major windfall allowance: just below 160 dwellings based on the two-year rolling average, 140 dwellings which is the total average, and 139 the average when the two highest and lowest outliers are removed.

3.4.42 Therefore, we recommend a windfall allowance of 139 which should be applied to years 4 and 5.

### **3.5 Windfall Conclusions and Recommendations**

3.5.1 This report has undertaken an analysis of windfall completions in Chichester District, alongside National policy and relevant appeal decisions, as well as the Council’s SHELAA. Based on past trends for windfall development and the availability of suitable land in the district going forward, there would be the capacity for future windfall development to occur. The type of development, which the trend analysis and recommendation relies upon, is minor development and major development of certain sizes and past land uses. Evidence in the SHELAA shows that suitable sites could come forward as windfall in future years.

3.5.2 From this, we recommend that a windfall allowance is included as part of the five year housing land supply. This should be included from year four of the assessment, as most windfall developments that will be built in years 1-3 already have permission and are specifically accounted for in the land supply assessment.

3.5.3 We recommend that a minor windfall (9 dwellings or less) of 60dpa and a major windfall allowance of 139dpa should be applied to years 4 and 5 of the supply.

## **APPENDIX 1 – Chichester BOR Site List**

SiteAddress	Plann. Ref.	PP Date	Site Capacity
1 -3 Priory Lane & The Ship Hotel North Street Chichester	10/03235/FUL	20/01/2011	3
1 And 2 West Cottages Cakeham Road West Wittering Chichester	19/00243/FUL	17/04/2019	2
1 Church Meadow Bosham		22/10/2010	5
1 High Street Selsey		08/04/2011	1
1 Mount Lane Chichester		01/09/2010	4
1 Pound Farm Road Chichester	18/02354/FUL	27/11/2018	1
1 St Richards Walk Chichester	17/01836/FUL	19/12/2017	2
1 St Richards Walk Chichester	17/03168/FUL	11/01/2018	2
10 Elm Grove Runcton Chichester West Sussex		06/02/2013	1
10 Lavant Road Flats 1-3 Chichester	22/01412/FUL	25/08/2022	7
10 Oakview Selsey Road Hunston Chichester	13/02904/FUL	10/02/2014	1
10 West Pallant Chichester		21/12/2007	1
101 Adelaide Road Chichester	15/02515/FUL	23/02/2016	2
101 First Avenue Almodington Batchmere	16/02092/FUL	09/09/2016	1
101 First Avenue Almodington Batchmere Chichester	17/01911/FUL	15/12/2017	1
10-12 Meadows Road East Wittering	17/02107/FUL	25/09/2017	1
102 High Street Selsey Chichester	11/02293/FUL	07/11/2011	2
104A The Hornet Chichester	14/02821/COUPA	09/10/2014	1
107 First Avenue Batchmere Chichester	13/01304/FUL	20/06/2013	1
11 Elm Grove Selsey Chichester	14/03114/FUL	06/11/2014	1
11 Manor Farm Court Selsey Chichester		10/02/2012	3
11 St Johns Street Chichester		21/01/2010	2
11 West Pallant Chichester	13/02378/FUL	07/11/2013	1
114 - 116 The Hornet Chichester	14/01760/FUL	29/08/2014	1
116 Fishbourne Road West Fishbourne Chichester		15/08/2012	5
117 The Hornet Chichester	16/02038/FUL	22/08/2016	35
118 Fishbourne Road West Chichester	14/03925/FUL	27/01/2015	3
118 High Street Selsey		21/09/2010	3
12 Brandy Hole Lane Chichester PO19 5RX		14/08/2012	2
12 Halfrey Road Fishbourne PO18 8BU	17/01617/FUL	16/08/2017	1
12 Main Road Fishbourne Chichester	14/00012/FUL	03/03/2014	1
12 Warner Road Selsey Chichester	15/02192/FUL	03/09/2015	1
123a Oving Road Chichester		01/06/2009	1
128 The Hornet Chichester		07/10/2011	4
129A Third Avenue Almodington Earnley	18/00789/FUL	31/01/2018	1
13 & 14 Litten Terrace Chichester		26/08/2009	6
13 Brandy Hole Lane Chichester	15/02757/FUL	23/11/2015	1
13 East Pallant Chichester		02/07/2010	1
132 Almodington Lane Almodington	13/01935/ELD	10/12/2013	1
137 Salthill Road Fishbourne	15/02830/FUL	18/01/2016	2
14 And 16 Penny Lane Southbourne Emsworth		18/05/2012	2
14 East Pallant Chichester		06/09/2012	1
14 Kings Avenue Chichester		11/10/2007	2
146 Whyke Road CYV302hichester	16/03077/FUL	26/01/2017	4
148 Stocks Lane East Wittering	16/01020/FUL	24/05/2016	26
15 Coney Six East Wittering Chichester	14/01373/FUL	10/07/2014	1
15 Southbourne Avenue Emsworth	13/01941/FUL	09/10/2013	1
154 Broyle Road Chichester	19/03165/FUL	21/02/2020	2
17 Manor Farm Close Selsey Chichester	13/03305/FUL	04/12/2013	2
17-19 Seal Road Selsey	18/01629/FUL	03/12/2018	7
17a Eastgate Square Chichester		18/06/2010	2
18 Hillside Road Camelsdale Linchmere		14/07/2008	2
18 Lavant Road Chichester	CC/16/03484/FUL	07/08/2017	3
19 - 31 Basin Road Chichester	13/00725/FUL	24/06/2013	3
19 Crouch Cross Lane Boxgrove Chichester	16/02182/FUL	24/08/2016	1
19 North Pallant Chichester		26/03/2013	1
19 Orchard Street Chichester	14/03332/FUL	04/02/2015	2
19 Southgate Chichester	18/01761/FUL	30/11/2018	9
19 Southgate Chichester	19/01682/FUL	12/12/2019	6
19 Southgate Chichester	19/00549/PLD	18/04/2019	2
1A East Row Chichester	15/00496/FUL	02/03/2016	4
1A The Avenue Chichester West Sussex PO19 5PZ	16/03855/FUL	14/06/2017	1
1st & 2nd floors Forbes Eyecare Ltd 60 South Street Chichester	14/04005/FUL	27/03/2015	1
2 Church Meadow Bosham Chichester	14/00815/FUL	01/05/2014	1
2 Etrick Close Chichester	13/01451/FUL	28/06/2013	2
2 North Street Chichester	14/00814/FUL	06/05/2014	1
2 Woodfield Park Road Hermitage Southbourne Emsworth	16/00145/FUL	21/09/2016	17
20A & 21 Eastfield Close Southbourne Emsworth	14/00294/FUL	25/03/2014	1
21 Lavant Road Chichester	18/00769/FUL	31/08/2018	8
216 & 216a Oving Road Chichester		08/10/2007	1

SiteAddress	Plann. Ref.	PP Date	Site Capacity
22 Freeland Close Chichester	19/03139/FUL	13/07/2020	17
22 West Street Chichester	14/04269/FUL	25/11/2015	1
23 Lavant Road Chichester	20/03226/FUL	29/06/2021	5
23 Orchard Street Chichester	14/04304/FUL	01/04/2015	4
230 Oving Road Chichester	16/03028/FUL	28/11/2016	1
24 Church Road Selsey		02/07/2008	2
250 Main Road Southbourne	18/00463/FUL	17/05/2018	1
26 (26a) Marine Drive West West Wittering	14/00752/FUL	28/04/2014	2
27 Chapel Street Chichester	17/02828/FUL	01/12/2017	6
28 & 29 Kings Avenue Chichester		10/03/2011	6
28 Albion Road Selsey Chichester West Sussex PO20 0DJ	17/00939/FUL	27/06/2017	1
280 Main Road Southbourne		08/01/2008	3
29 Park Crescent Selsey Chichester	14/00071/FUL	21/02/2014	2
2A Pound Farm Road Chichester	13/00863/FUL	03/06/2013	1
3 Church Meadow Bosham Chichester		06/02/2013	1
3 Cobnor Farm Cottages Chidham Lane Chidham		14/11/2007	1
3 Easton Farm Barns Easton Lane Sidlesham		04/10/2007	1
3 Little London Chichester	13/03253/FUL	23/12/2013	4
3 Meadows Road East Wittering Chichester	14/02147/FUL	20/08/2014	2
30 The Avenue Hambrook Chidham		10/11/2010	23
31 Marine Close West Wittering	15/01127/FUL	18/06/2015	1
31a Whyke Lane Chichester	13/02049/FUL	13/11/2013	2
32 Main Road Emsworth	12/03197/FUL	03/04/2013	1
32 Williams Road Bosham	17/01783/FUL	14/08/2017	1
32A Church Road Chichester	14/01947/FUL	04/08/2014	2
33-34 Little London Chichester		05/07/2010	3
34 & 36 Hay Road Chichester		21/09/2009	62
34 Marine Drive West Wittering	16/02733/FUL	17/10/2016	2
34 Ormonde Avenue Chichester	16/02363/FUL	18/05/2017	3
35a Pound Farm Road Chichester		22/11/2010	2
39 James Street Selsey		23/12/2009	1
4 Kingfisher Parade East Wittering	15/01340/FUL	18/06/2015	6
4 Oving Road Chichester	14/01705/P3JPA	30/07/2014	3
40 Franklin Place Chichester		27/10/2011	2
41 Marine Close West Wittering Chichester	18/01405/FUL	15/08/2018	1
44 Marine Drive West Wittering Chichester	14/02339/FUL	05/09/2014	1
46 South Street Chichester	15/01445/FUL	15/10/2015	4
49-51 Fishbourne Road East Chichester	17/01287/FUL	06/12/2018	37
5 - 6 South Street Chichester	19/02540/FUL	17/02/2020	3
5 & 7 Lavant Road Chichester		04/09/1997	1
5 Florence Road Chichester		10/09/2009	2
5 North Pallant Chichester		03/10/2007	1
5 Orchard Villas Kingsham Avenue Chichester		11/03/2008	1
5 Shingle Walk East Wittering	20/03332/FUL	31/03/2021	2
51 South Street Chichester	16/03070/FUL	16/12/2016	1
52 Shore Road East Wittering		26/09/2008	1
55 Marine Drive West West Wittering		30/09/2009	2
57 & 58 Pound Farm Road Chichester		22/04/2010	4
58 East Street Chichester	15/02598/FUL	20/10/2015	3
5-9 High Street Selsey Chichester	14/02930/FUL	21/05/2015	10
6 Cooper Street Chichester		16/07/2009	4
6 Southbourne Avenue Southbourne		04/09/2009	1
61 Stein Road Emsworth Hampshire	13/02964/FUL	03/07/2014	3
63 Street End Lane	19/01704/FUL	04/09/2019	1
63 Street End Lane Sidlesham Chichester	16/00472/PA3Q	01/04/2016	1
67 Broyle Road Chichester	16/03264/FUL	22/11/2016	4
7 Durnford Close Chichester	17/02497/FUL	26/06/2018	1
76A Lockgate Road Sidlesham	14/04264/FUL	02/06/2015	1
79 Oving Road Chichester		20/03/2009	2
79 Oving Road Chichester West Sussex PO19 7EW	17/00763/FUL	30/06/2017	2
7A The Ridgeway Chichester	14/02956/FUL	13/11/2014	2
8 Fordwater Road Chichester PO19 6PR	17/01150/FUL	11/10/2017	4
8 Lyndhurst Road Chichester		12/05/2010	1
8 Wessex Avenue East Wittering Chichester		09/05/2012	1
8 West Pallant Chichester	19/00843/FUL	12/07/2019	1
80 Fletchers Lane Sidlesham	15/03930/PA3Q	12/01/2016	2
81 High Street Selsey	15/02711/FUL	06/01/2016	8
81A North Street Chichester	13/03753/FUL	13/01/2014	1
82 East Street Selsey Chichester	14/03361/COUPIA	25/11/2014	1
82 Fletchers Lane Sidlesham Chichester	15/00445/COUPMB	02/04/2015	1

SiteAddress	Plann. Ref.	PP Date	Site Capacity
83 Fletchers Lane Sidlesham Chichester	16/01058/FUL	17/06/2016	1
83 Fletchers Lane Sidlesham Chichester	16/02089/FUL	14/09/2016	1
83 Hillfield Road Selsey	15/02214/FUL	07/10/2015	5
85 Fletchers Lane Sidlesham Chichester	16/03508/FUL	17/03/2017	1
86 Fletchers Lane Sidlesham		31/03/2010	1
89 Birdham Road Donnington		19/10/2011	9
89 Fletchers Lane Sidlesham	18/01844/FUL	21/09/2018	1
9 Wessex Avenue East Wittering	19/00561/FUL	17/06/2019	1
9 West Pallant Chichester		02/02/2011	1
90 Oving Road Chichester PO197EW		23/11/2011	5
95 East Beach Road Selsey PO20 OES	16/03694/FUL	15/06/2017	1
95 First Avenue Almodington Bathcmere Chichester		25/11/2011	1
98 Fishbourne Road West Fishbourne	17/03564/FUL	01/06/2018	6
98 Fishbourne Road West Fishbourne	18/03401/FUL	07/08/2019	5
9A South Pallant Chichester		20/12/2011	1
A2 Dominion Homes 46 Swanfield Drive Chichester	14/00336/FUL	03/07/2014	1
Abbeyfield House 30 Crockford Road Westbourne		10/06/2010	8
Adj 1 Allandale Close Selsey		28/10/2009	1
Adj 110 Main Road Southbourne		03/09/2008	1
Adj 17 School Road Camelsdale		18/10/2006	1
Adj 2 Meadowside Walk Tangmere		05/12/2012	1
Adj 20 Eastfield Close Southbourne		26/02/2008	1
Adj 31 Shore Road East Wittering		30/11/2009	1
Adj 35 Highland Road Chichester	15/01352/FUL	01/07/2015	1
Adj 4 Canal Place Chichester		27/07/2009	1
Adj 9 Mill Road Westbourne		19/11/2009	1
Adj Laureldene Broad Road Hambrook Chidham		23/11/2007	1
Adj Sunflower Cottage Village Road Kirdford		23/06/2008	1
Adj Tonges Cottage Cow Lane Sidlesham		27/09/2005	1
Adj Westbrook Cottage 25 Salthill Road Fishbourne		16/12/2009	1
Amblehurst Manor Farm Petworth Road Wisborough Green		20/12/2005	1
Applegarth Cakeham Road West Wittering		18/08/2011	1
April Cottage Care Home 1 Park Road Selsey		06/03/2012	2
Ashpark Brickyard Shillinglee Road Plaistow		16/04/2012	1
Autumn Cottage 27 Shore Road East Wittering Chichester	14/02951/FUL	20/10/2014	1
Avalon 22 Halfrey Road Fishbourne	16/03464/FUL	23/08/2017	1
Ayton Main Road Birdham	14/04049/FUL	21/01/2015	3
Bancot 57 Marine Drive West West Wittering	13/01181/FUL	12/06/2013	2
Beach House Pound Road West Wittering		09/04/2009	1
Benedicts Bosham Lane Bosham	15/00720/FUL	27/05/2015	4
Berryrose Garden Cottage (Furze House) Chichester Road Sidlesham		11/11/2011	1
Between 85-86 St Pancras Chichester		23/12/2008	2
Block 116 former RAF Tangmere Tangmere Chichester		08/03/2012	11
Block G e/o East Walls St Pancras Chichester		19/07/2010	6
Blocks E & F e/o East Walls St Pancras Chichester		03/01/2007	19
Boardwalk Northgate Chichester	15/04184/FUL	22/06/2016	8
Book Barn Whitechimney Row Westbourne	15/00724/FUL	18/06/2015	2
Bosham Fire Station Critchfield Road Bosham	13/01648/FUL	15/12/2014	3
Bosham Service Station Bosham Lane Bosham		01/03/2012	4
Bosham United Reform Church Bosham Lane Bosham		23/05/2011	2
Boughtons Newsagent Bracklesham Lane Bracklesham		01/10/2009	5
Bradstow Lodge The Drive Ifold Loxwood	15/01689/FUL	06/01/2016	4
Brewhurst Mill Brewhurst Lane Loxwood Billingshurst	15/01235/FUL	14/10/2015	1
Brick Bat Farm Clay Lane Funtington Chichester	18/02884/FUL	01/03/2019	1
Brightwater 14 Greenacres Birdham	15/02632/FUL	30/10/2015	1
Brook Farm Priors Leaze Lane Hambrook Chidham Chichester	18/01469/FUL	21/12/2018	1
Brook Lea Selsey Road Hunston Chichester	16/02672/REM	28/11/2016	5
Brooklands Green Lane Bosham Chichester	13/01398/FUL	23/01/2014	1
Broomfield Lock Lane Birdham Chichester		10/10/2012	1
By-The-Brook Bosham Lane Bosham	19/01890/FUL	18/10/2019	2
Camellia Chalk Road Loxwood Billingshurst	14/04223/FUL	04/03/2015	3
Campfield Chidham Lane Chidham Chichester	14/02459/FUL	12/11/2014	1
Canal Cottage Hunston		01/11/2010	1
Car park fmr Mainline Tavern Rumbolds Close Chichester		28/06/2011	3
Car park The Woolstaplers Chichester	CC/13/00288/FUL	04/04/2014	16
Carthage Farm Bell Lane Birdham	19/00444/FUL	06/09/2019	2
Castorfield West Ashling Road Hambrook Chichester	13/03666/FUL	09/01/2014	1
Cedar Lodge Walton Lane Bosham		13/12/2010	1
Chaddesley Cottage Chestnut Avenue Chichester	18/00912/FUL	29/06/2018	1
Chalk Lane Nursery Chalk Lane Sidlesham	19/02417/FUL	05/02/2020	1

SiteAddress	Plann. Ref.	PP Date	Site Capacity
Chapel Lane Barn Land South Of Moat House Chapel Lane West Wittering	16/00610/PA3Q	22/04/2016	1
Chichester Camping 345 Main Road Emsworth	14/01820/FUL	29/08/2014	1
Chichester Counselling Services 32 Little London Chichester	14/02408/FUL	09/10/2014	1
Chichester District Museum 29 Little London And 6 East Row Chichester	15/00911/FUL	08/06/2015	5
Chidham Garage & Service Station Main Road Chidham	14/01354/FUL	24/06/2015	9
Churchlands Farm Village Road Kirdford		09/04/2008	1
Claremont Shoreside Walk East Wittering		03/01/2006	4
Clayton Farm Cottage 1 Clayton Lane Bracklesham		26/01/2009	1
Cockleberry Farm Main Road Bosham	18/01449/FUL	02/11/2018	2
Cockleberry Farm Main Road Bosham		17/11/2006	1
Coles Farm House Chichester Road Selsey	15/01372/FUL	02/07/2015	1
Concord East Bracklesham Drive Bracklesham		06/02/2009	1
Cople Hoo Shoreside Walk East Wittering	15/01826/FUL	05/08/2015	1
Copse Barn Tangmere Road Tangmere Chichester	14/01988/ELD	03/10/2014	3
Copse Barn Tangmere Road Tangmere Chichester	14/02152/FUL	02/10/2014	1
Copse End 145 East Beach Road Selsey Chichester PO20 9BS		28/07/2011	1
Courtlands The Drive Ifold Loxwood	16/02356/FUL	14/09/2016	3
Crab Cottage 113 East Beach Road Selsey Chichester	15/02779/FUL	02/11/2015	1
Cranfield Cottage Pond Copse Lane Loxwood		14/05/2008	1
Creek End Smugglers Lane Bosham Chichester	17/02844/FUL	04/12/2017	1
Danbury 56 Howard Avenue West Wittering	17/02592/FUL	09/02/2018	2
Demacroft Pond Road Bracklesham Bay Chichester	13/03463/FUL	19/12/2013	1
Demolition of outbuildings and construction of single storey bungalow with associated parking	16/00365/FUL	14/04/2016	1
Dennehurst West Broyle Drive Chichester		02/06/2008	1
Devonia Nursing Home 259 Main Road Southbourne Emsworth	16/02812/COU	02/12/2016	1
Dolphins 33 Howard Avenue West Wittering Chichester	15/01431/FUL	26/06/2015	1
Domek Nad Morzem East Bracklesham Drive Bracklesham	19/00828/FUL	29/05/2019	1
Donnington Manor Farm Selsey Road Donnington	18/00345/FUL	07/06/2018	7
Dunkirk South Lane Southbourne	16/02527/FUL	21/11/2016	6
E/O Ash Keys Stane Street Westhampnett		15/10/2010	1
E/O New House Oving Road Chichester		15/12/2009	1
E/O Schooner House/Rose Cottage Broad Road Hambrook		02/06/2004	2
Earnley Gardens adj 133 Almodington Lane Earnley		02/04/2004	1
East End Farm Shillinglee Road Plaistow Billingshurst	14/02874/COUPMB	08/01/2015	3
East End Farm Shillinglee Road Plaistow Billingshurst	13/01048/FUL	19/08/2013	1
Eastfield Cottage Taylors Lane Bosham Chichester	14/00921/FUL	23/06/2014	1
Easton Farm Easton Lane Sidlesham		26/10/2007	2
Ellesmere Nursery North Street Westbourne	18/00491/FUL	24/08/2018	1
Elmwood Ham Lane Prinsted Emsworth	15/02572/FUL	05/10/2015	1
Elmwood The Street Boxgrove Chichester	14/02680/FUL	31/10/2014	4
Enborne Business Park Selsey Road Sidlesham West Sussex	15/03343/FUL	09/12/2015	1
F/F 104 High Street Selsey		26/08/2008	1
Fairways Westlands Estate Birdham	17/03014/FUL	11/12/2017	1
Farm buildings Taylors Lane Bosham		26/09/2007	1
Farm Cottage School Lane Bosham Chichester		10/11/2011	1
Farrington Stane Street Westhampnett		20/03/2013	4
Flagstones Chalkdock Lane West Itchenor	13/01721/FUL	25/07/2013	1
Flat Farm Broad Road Hambrook Chidham Chichester	16/04148/FUL	31/08/2017	11
Fritchings Farm Rickmans Lane Plaistow Billingshurst	13/01167/FUL	12/06/2013	1
Former Chandlery Building Chichester Marina Chichester	15/00339/FUL	07/04/2015	5
Former Depot Site Piggery Hall Lane East Wittering West Sussex		20/03/2013	17
Former Royal Oak Stocks Lane East Wittering	20/02266/FUL	17/03/2021	7
Former Selsey Tram PH, Stockbridge Road, Donnington		15/08/2011	22
Four Walls 51 Marine Drive West West Wittering	18/00804/FUL	05/06/2018	1
Freedom Smugglers Lane Bosham Chichester	13/02058/FUL	13/11/2013	1
Frog Cottage Chalk Road Ifold		15/02/2012	4
Furzedown The Ride Loxwood Billingshurst	17/02251/FUL	14/11/2017	2
Gables Chidham Lane Chidham	17/01343/FUL	14/07/2017	1
Garage Annexe 85 Adelaide Road Chichester	16/01486/FUL	01/07/2016	2
Garage compound Mill Road Westbourne		23/11/2010	4
Garage Compound South East Of 21 To 25 Flatt Road Nutbourne	15/01444/FUL	21/04/2016	3
Garage Compound South Of 39 To 45 Cleveland Road Chichester	16/03149/FUL	24/03/2017	6
Garage Compound West Of 1 To 4 Nicholsfield Loxwood	13/03324/FUL	11/12/2013	3
Garage Site Off Cherry Orchard Road Chichester	15/04059/FUL	16/02/2016	2
Garage Site Off Sherlock Avenue Chichester	15/04058/FUL	24/02/2016+130	6
Garage Site Off Tozer Way Chichester	15/04057/FUL	15/02/2016	2
Garden Cottage 54 Oakfield Avenue East Wittering Chichester	15/00045/FUL	04/03/2015	1
Gatehouse Nursery 88 Fletchers Lane Sidlesham	18/00691/FUL	28/09/2018	1
Gateways 48 Shore Road East Wittering		06/10/2011	3
Graylingwell Hospital Chichester		19/08/2009	301

SiteAddress	Plann. Ref.	PP Date	Site Capacity
Graylingwell Hospital Chichester (Phase 2, 3 and 6A)		12/11/2010	248
Graylingwell Hospital Chichester (Phase 4)	15/02506/REM	06/01/2016	160
Graylingwell Hospital Chichester (Phase 5 Extension)	16/02248/FUL	26/10/2016	10
Graylingwell Hospital Chichester (Phase 5)	13/00837/REM	14/06/2013	35
Greenacre Nursery Main Road Chidham	18/03195/REM	13/03/2019	10
Greenways Durfold Wood Plaistow Billingshurst	13/00514/FUL	08/08/2013	2
Greenways Nursery Kirdford Road Wisborough Green Billingshurst	13/00744/FUL	30/12/2014	10
Grovers 24 Copse Road Hammer Linchmere Haslemere	14/02168/FUL	03/10/2014	2
Halcyon Charlmead East Wittering Chichester	16/02337/FUL	11/01/2017	2
Hambrook Barn Common Road Hambrook		08/09/2010	1
Hazard Cottage East Bracklesham Drive Bracklesham	15/03025/FUL	20/01/2016	1
Hazelbank Plaistow Road Ifold Billingshurst		14/03/2012	2
Hazelhurst Stables A272 Linfold Road To Idehurst Nursery Strood Green Kirdford	16/01089/FUL	23/05/2016	1
Hérons Creek Bosham Hoe Bosham		12/11/2009	1
Hillfield Stores 30 Hillfield Road Selsey		26/05/2010	2
Hollybrook House 4 East Pallant Chichester	19/01039/LBC	18/06/2019	1
Home Farm Hostel Chichester Road Selsey Chichester	17/00447/FUL	26/06/2017	10
Horseshoe House 117 Stocks Lane East Wittering	16/01101/FUL	06/06/2016	5
Houseboat Eloise Chichester Canal Birdham Chichester	15/02586/FUL	13/10/2015	1
Hoveto Dunsfold Road Plaistow	20/00581/FUL	10/07/2020	1
Hunston Joinery Southover Way Hunston	18/03073/FUL	11/03/2019	2
Hunters Rest Lavant Road Chichester West Sussex PO19 5RD	13/00879/REM	13/07/2013	24
Ilex Cottage Church Lane Boxgrove Chichester	15/01675/FUL	21/10/2015	1
Inn On The Green Oliver Whitby Road Chichester West Sussex		01/05/2012	1
Jamic Nursery Street End Lane Sidlesham Chichester	15/03067/PA3Q	06/11/2015	2
Jays House St. Martins Street Chichester		02/11/2012	4
Jersey And Bay Cottages Bosham Lane Bosham	15/00720/FUL	27/05/2015	1
Jutland House Kiln Drive Hambrook	19/02808/FUL	20/02/2020	2
Jutland House Kiln Drive within Marshalls Mono Ltd Broad Road Hambrook	17/02254/FUL	08/12/2017	8
Kenivan Durfold Wood Plaistow Billingshurst		28/03/2013	1
Keycroft Barn Highleigh Road Sidlesham		07/12/2009	1
Kingfisher Nursery Fisher Lane South Mundham		27/09/2005	1
Kogala The Drive Ifold Billingshurst	14/02891/FUL	01/12/2014	3
Kymmings Scratching Lane Kirdford		26/09/2012	1
Land Adjacent To Critchfield Cottage Viking Way Bosham	18/03374/FUL	08/02/2019	1
Land At Cowdry Nursery Sidlesham Lane Birdham	BI/11/05313/FUL	27/06/2013	1
Land At Former B And M House And To Rear Of 2A Gordon Road Southbourne Emsworth	13/01670/REM	01/08/2013	4
Land At Lakeside Barn Hunston Road Hunston Chichester	13/03158/FUL	05/03/2014	3
Land At Royal Close Chichester	20/01703/FUL	03/09/2020	8
Land At Southfields Close Stockbridge	12/04410/FUL	20/06/2013	112
Land At Southfields Close Stockbridge	14/00955/FUL	02/10/2014	4
Land At Spring Cottage 4 Malden Way Selsey	17/00841/FUL	24/08/2017	1
Land At Tawny Nurseries Bell Lane Birdham Chichester	15/02127/REM	15/12/2015	30
Land Between 3 And 4 Milestone Cottages Birdham Road Appledram Chichester	15/00348/FUL	01/04/2015	1
Land East Of 1 And 5 Croft Road Selsey	18/01165/FUL	06/07/2018	1
Land East Of 1 Grove Road Selsey Chichester	17/01238/FUL	04/08/2017	1
Land East Of 1 Second Avenue Southbourne	16/01245/FUL	05/07/2016	1
Land East Of 16 Denshare Road Selsey	13/03076/FUL	01/11/2013	1
Land East Of 181 Main Road Southbourne	15/02120/FUL	20/01/2016	20
Land East Of Barton Way Clappers Lane Earnley	17/00289/REM	15/05/2017	110
Land East Of Breach Avenue Southbourne	20/01898/REM	18/03/2021	34
Land East Of Follis Gardens Fishbourne	14/01489/REM	23/09/2014	25
Land East Of Lowlands 44 Hunston	18/01320/FUL	06/09/2018	7
Land East Of Manor Road Manor Road Selsey	19/00321/FUL	09/12/2019	112
Land East Of Manor Way Southbourne	13/02966/FUL	09/01/2014	10
Land East Of Palmer Place Lagness Road Runcton West Sussex	12/04780/FUL	27/11/2013	15
Land East Of Winterfold Durbans Road Wisborough Green	17/03677/REM	03/05/2018	22
Land fronting Blackberry Lane R/O 2A Pound Farm Road Chichester		20/01/2012	3
Land North East Of Beech Avenue Bracklesham Bay	12/02461/FUL	18/09/2013	50
Land North Of 1 To 4 Riverside Chichester	17/02248/FUL	09/02/2018	4
Land North Of 1 Young Street Chichester	18/02205/FUL	28/11/2018	1
Land North Of Book Barn Whitechimney Row Westbourne	16/00721/FUL	16/12/2016	1
Land North Of Chaucer Drive West Wittering	13/03286/FUL	20/06/2014	50
Land North Of Gribble Lane Oving West Sussex	13/02674/FUL	30/10/2013	11
Land North Of Main Road And West Of Inland Road Southbourne Emsworth	16/03018/REM	12/04/2017	157
Land North Of Rothley Cottage 2 Blackboy Lane Fishbourne	14/01967/FUL	29/06/2015	2
Land North Of Saxon Meadow Tangmere	16/01788/FUL	19/09/2016	1
Land North Of Stane Street Madgwick Lane Westhampnett	18/01024/REM	04/10/2018	300
Land North Of The Willows Hambrook Hill South Hambrook Chidham	13/03924/REM	05/03/2014	11



SiteAddress	Plann. Ref.	PP Date	Site Capacity
Land North West Of Park Road Selsey	15/00490/FUL	17/08/2015	107
Land North West Of Park Road Selsey	15/00490/FUL	17/08/2015	66
Land North West Of Rookfield Priors Acre Boxgrove	17/03042/FUL	26/01/2018	3
Land North-West Of 1 Young Street Chichester		18/03/2013	1
Land On The East Side Of Meadow Way Tangmere	17/00540/FUL	15/12/2017	12
Land On The East Side Of Meadow Way Tangmere	15/00918/REM	08/04/2016	51
Land On The North East Side Of Whyke Lane Chichester	13/01620/FUL	27/09/2013	4
Land On The North Side Of Long Copse Lane Westbourne	14/00911/FUL	14/12/2015	16
Land On The North Side Of Shopwhyke Road Shopwhyke	19/01234/REM	03/03/2020	159
Land R/O 53 Southbourne Avenue Emsworth		01/04/2012	1
Land Rear (North-East) Of Riverside The Drive Loxwood Billingshurst	12/02613/FUL	26/09/2012	1
Land Rear Of 37 York Road Chichester	16/00143/FUL	17/06/2016	2
Land South East Of Tower View Nursery West Ashling Road Hambrook Funtington	11/05305/FUL	09/08/2013	2
Land South Of 118 St Pancras Chichester	13/00181/FUL	28/05/2014	1
Land South Of 2 Danefield Road Selsey	16/02951/FUL	16/11/2016	1
Land South Of Deepdale Priors Acre Boxgrove	18/02306/FUL	05/12/2018	1
Land South Of Graylingwell Drive Chichester	17/02571/REM	17/01/2018	156
Land South Of Graylingwell Drive Chichester	19/01576/FUL	23/09/2019	3
Land South Of Meadowbank Petworth Road Wisborough Green	16/02096/REM	13/10/2017	25
Land South Of Stoney Lodge School Lane North Mundham	NM/15/04160/FUL	27/10/2016	25
Land South Of The Osiers Clay Lane Funtington	17/02187/FUL	19/09/2018	1
Land South West Of Guildford Road Loxwood	20/01481/FUL	30/10/2020	50
Land South West Of Junction With Bracklesham Lane Middleton Close Bracklesham	19/02494/FUL	03/03/2020	9
Land South West of Rose Cottage A285 Redvins Road To Tinwood Lane Halnaker Boxgrove	15/02463/FUL	11/11/2015	1
Land to East of Fairfield Halfrey Road Chichester	14/02369/FUL	09/07/2015	1
Land to R/O Woodborough Scant Road West Hambrook Chichester		12/01/2012	1
Land to rear of 17, 19 and 21 Southbourne Avenue Southbourne Emsworth PO10 8BB	11/00177/FUL	06/09/2011	3
Land To Rear Of Arnos 5 First Avenue Bracklesham Bay Chichester	14/01450/FUL	23/06/2014	1
Land To Rear Of Romans Mead Estate Mosse Gardens Fishbourne West Sussex	15/02331/FUL	29/01/2016	24
Land To The East Of 52 Howard Avenue West Wittering	13/00378/FUL	05/04/2013	1
Land To The Rear Of 28-30 Exton Road Chichester	15/04061/FUL	24/02/2016	4
Land To The Rear Of 88 Whyke Lane Chichester West Sussex		08/06/2012	3
Land To The South Of Oving Road/B2144 Shopwhyke	20/02471/FUL	16/06/2021	143
Land To The South Of Tudor Close Chichester	13/01925/FUL	21/02/2014	1
Land To West Of Palm Tree Cottage 110 Fishbourne Road West Fishbourne	17/02247/FUL	13/11/2017	1
Land West Of Abbots Close Priors Acre Boxgrove	18/00696/FUL	19/09/2018	22
Land West Of Broad Road Broad Road Hambrook Chidham	CH/12/04778/FUL	14/04/2014	28
Land West Of Fieldside Prinstd Lane Prinstd Emsworth	15/01064/FUL	01/06/2015	5
Land West Of Frederick Road Chichester	17/03117/FUL	22/05/2018	25
Land West Of Garsons Road Southbourne	17/01599/REM	17/10/2017	125
Land West Of Garsons Road Southbourne	13/01179/FUL	20/01/2014	5
Land West Of Hopedene Common Road Hambrook Westbourne Chichester	13/03787/FUL	24/03/2014	13
Langley Itchenor Road West Itchenor Chichester	19/00042/FUL	18/03/2019	1
Lapwings West Strand West Wittering Chichester	16/02758/FUL	14/10/2016	1
Larkfield 31 The Crescent West Wittering	18/00766/FUL	27/07/2018	1
Laura Ashley 32 North Street Chichester	19/02193/FUL	10/02/2020	1
Le Var East Bracklesham Drive Bracklesham		02/09/2010	1
Lever House Lavant Road Chichester	17/03087/FUL	22/12/2017	2
Linwood House Main Road Nutbourne	19/02614/FUL	19/12/2019	2
Lion Place 6 Lion Street Chichester		17/08/2012	2
Little Fisher Farm Fisher Lane South Mundham Chichester	16/02685/FUL	03/10/2016	1
Little Fisher Farm Fisher Lane South Mundham Chichester	16/01568/FUL	20/06/2016	1
Little Hale Farm Chichester Road West Wittering		28/01/2013	1
Little Hedges North Street Westbourne	15/03288/FUL	15/12/2015	1
Little London Walk 44 East Street Chichester	14/00783/P3JPA	17/04/2014	3
Little Thatch & Clover Thatch Shore Road East Wittering		29/04/2009	3
Littlemead Selsey Road Hunston		22/01/2010	1
Long Beach East Bracklesham Drive Bracklesham	15/03447/FUL	22/12/2015	1
Long Island East Bracklesham Drive Bracklesham Chichester		26/03/2012	1
Longacre Highleigh Road Sidlesham		23/06/2010	1
Longmeadow Main Road Birdham		29/01/2009	28
Longmore Cottage Bosham Hoe Bosham	13/01979/FUL	22/08/2013	1
Longreach 14A Chalk Lane Sidlesham PO20 7LW	SI/16/03737/PA3Q	23/12/2016	1
Longreach 14A Chalk Lane Sidlesham Chichester		07/11/2012	1
Lorien West Bracklesham Drive Bracklesham	19/02542/FUL	18/02/2020	1
Loves Barn Loves Lane Newpound Wisborough Green Billingshurst	16/01836/PLD	18/08/2016	1
Loxwood Nurseries Guildford Road Loxwood	16/02284/REM	07/12/2016	43
Maddoxwood Cottage Lavant Road Chichester	19/02724/FUL	31/01/2020	2
Maddoxwood House Lavant Road	17/02581/FUL	04/09/2018	10

SiteAddress	Plann. Ref.	PP Date	Site Capacity
Mallards Farm Buildings Guildford Road Loxwood	21/02667/FUL	13/04/2022	1
Mallards Windmill Field Bosham		26/01/2010	1
Manchester House North Street Westbourne	17/02753/FUL	02/02/2018	1
Manhood End Farm Birdham Road Birdham		22/09/2006	1
Manor Farm Marsh Lane Merston Oving		20/10/2009	2
Marchbank Fordwater Road Chichester PO196PS		15/11/2011	2
Mariners Bosham Hoe Bosham		28/07/2009	1
Marshalls Mono Ltd Broad Road Hambrook		07/10/2011	86
Marshalls Mono Ltd Broad Road Hambrook	16/00929/FUL	12/10/2016	16
Marshalls Mono Ltd Broad Road Hambrook		07/10/2011	86
Martlets Peerley Road East Wittering Chichester	13/01977/FUL	18/05/2015	3
Maudlin Nursery Hanging Basket Centre Stane Street Westhampnett Chichester	15/01695/REM	14/12/2015	99
Meadow Side Scant Road West Hambrook	14/03941/FUL	13/03/2015	2
Meadowgate Nursery Street End Lane Sidlesham	16/01699/FUL	26/10/2016	1
Merrow East Strand West Wittering		17/03/2011	1
Merry Harbour Roman Landing West Wittering		12/12/2011	1
Merry Harbour Smugglers Lane Bosham	19/01527/FUL	28/08/2019	1
Mill Farm Hambrook Hill South Hambrook	16/02879/PA3Q	03/10/2016	1
Mill Pond Cottage Mill Lane Chichester	15/02393/FUL	07/10/2015	1
Millfield Bell Lane Birdham Chichester	15/03678/FUL	18/01/2016	1
Mon Desir 20 And 21 Coney Six East Wittering	14/00409/FUL	23/04/2014	2
Moola House Main Road Nutbourne	17/03651/FUL	15/03/2018	5
Moorings Westlands Estate Birdham Chichester	13/00680/FUL	23/04/2013	1
Mount Noddy Southbrook Road West Ashling Chichester		23/12/2011	1
N/E of Tangmere Military Aviation Museum Gamecock Terrace Tangmere	14/02413/REM	01/04/2015	160
N/O 30 St James Road Chichester		29/11/2005	2
N/O Sea Fever Itchenor Road West Itchenor		18/08/2009	1
Nab House Orchard Lane Itchenor Chichester	14/00304/FUL	24/03/2014	1
Nellies Field Main Road Nutbourne	16/03803/FUL	12/07/2017	55
New Barn Selsey Road Donnington		01/05/2009	1
New Timbers and Winrode East Strand West Wittering		19/10/2011	2
Newlands Farm Road Bracklesham Bay Chichester	14/01687/FUL	23/07/2014	2
NHS West Sussex 44 - 45 West Street Chichester	15/00239/FUL	26/03/2015	3
North side of Clay Lane Fishbourne		05/11/2010	50
Northmark Foxbridge Drive Hunston		27/03/2013	18
Northwood The Drive Loxwood Billingshurst	13/02721/FUL	28/05/2014	2
Northwood Chestnut Avenue Chichester	17/00154/FUL	27/03/2017	1
Nutbourne Business Centre Main Road Nutbourne Chichester	14/01726/P3JPA	14/07/2014	1
Nutbourne Business Centre Main Road Nutbourne Chichester	16/01466/FUL	17/08/2016	1
Nutbourne Farm Barns Farm Lane Nutbourne		19/01/2010	1
Nutbourne House Farm Lane Nutbourne		05/10/2011	1
Nutwood The Drive Ifold		04/04/2008	3
Oak Tree Stores Plaistow Road Loxwood	13/03812/FUL	23/06/2014	3
Oak Trees Meadow Lane West Wittering	18/03457/FUL	15/03/2019	1
Oakhurst Farm Oakhurst Lane Loxwood	18/02325/FUL	09/11/2018	1
Oakmede Guildford Road Loxwood Billingshurst	13/03987/FUL	03/02/2014	1
Oakwood Livery Stables Tinwood Lane Eartham		31/03/2012	1
Old Barn Nursery Fisher Lane North Mundham	15/02090/FUL	19/05/2016	1
Old Helyers Farm Kirdford Road Wisborough Green		15/02/2012	1
Old Pond Cottage Billingshurst Road Wisborough Green	19/01982/FUL	30/10/2019	1
Orchid Answers 113 Second Avenue Batchmere		12/05/2011	1
Osborne House Stockbridge Road Chichester		12/06/2008	84
Osiers Farm Clay Lane Funtington		13/01/2009	1
Ottery Shopwhyke Road Shopwhyke Chichester		27/06/2008	2
Ounces Equestrian Centre Ounces Barn Halnaker Boxgrove Chichester	13/03209/FUL	16/01/2014	1
Parcel 2a - Land West Of Centurion Way And West Of Old Broyle Road Chichester	19/01134/REM	02/10/2019	73
Parcel P3C - Land West Of Centurion Way And West Of Old Broyle Road Chichester	19/03122/REM	05/11/2020	130
Parcel P3d - Land West Of Centurion Way And West Of Old Broyle Road Chichester	19/02626/REM	06/05/2020	29
Parcel P3E - Land West Of Centurion Way And West Of Old Broyle Road Chichester	19/03146/REM	03/06/2020	154
Parking Area Off Barlow Road Chichester	15/04060/FUL	29/04/2016	4
Pebble 31 Marine Drive West Wittering Chichester	18/01750/FUL	25/09/2018	1
Perrymead Tangmere Road Tangmere		15/12/2010	4
Petonia West Bracklesham Drive Bracklesham	17/02766/FUL	09/02/2018	1
Phase 1 - Bartholomews Ltd Bognor Road Chichester	15/01731/REM	15/10/2015	51
Phase 1A - Land On The North Side Of Shopwhyke Road Shopwhyke	15/03964/REM	21/06/2016	398
Phase 2 - Bartholomews Specialist Distribution Bognor Road Chichester	15/02344/FUL	13/09/2016	57
Phase 2 Of The Westhampnett/North East Chichester SDL Land North East Of Graylingwell Park	19/03191/REM	01/07/2021	176
Phase 2B - Land West Of Centurion Way And West Of Old Broyle Road Chichester	19/01531/REM	06/11/2019	91
Phase 4 - Graylingwell Hospital Chichester	15/02506/REM	06/01/2016	31
Phase 4B - Graylingwell Hospital Chichester	20/03127/REM	10/03/2021	17

SiteAddress	Plann. Ref.	PP Date	Site Capacity
Phase 5 Parcel F - Land West Of Centurion Way And West Of Old Broyle Road Chichester	20/01046/REM	09/09/2020	50
Phase 5 Parcel G - Land West Of Centurion Way And West Of Old Broyle Road Chichester	20/02473/REM	03/03/2021	39
Phase 9a - Graylingwell Hospital Chichester	20/02905/REM	06/05/2021	51
Plot 1 Valonia The Drive Ifold Loxwood		15/10/2010	1
Plot 3 Coles Yard Bognor Road Chichester		20/08/2007	1
Plot 4 Valonia The Drive Ifold		05/11/2008	1
Plot Adjacent To Westerlies Bracklesham Lane Bracklesham Chichester	13/03223/FUL	10/02/2014	1
Porters Lodge 19 St Martins Square Chichester PO19 1NR		06/07/2011	2
Portfield Quarry And UMA House Oving	19/02030/FUL	12/06/2020	51
Post Office Cottage 3 Birdham Road Donnington Chichester	14/01101/FUL	02/06/2014	2
Prawle Cottage 28 Main Road Southbourne		19/07/2010	2
Prebendal School Northgate House 38 North Street Chichester	13/01569/FUL	13/08/2013	1
Premier Marinas Limited Chichester Marina Birdham Chichester	13/03105/P3JPA	08/11/2013	9
Primrose Cottages Summersdale Road Chichester	15/03543/FUL	11/03/2016	8
Prinsted Court Longlands Road Southbourne	12/03205/FUL	14/02/2014	20
Providence Works Lyndhurst Road Chichester	17/03357/FUL	14/03/2018	4
Quarter Acre 18 Woodland Road Selsey Chichester		29/09/2010	1
Queen Min 62 Howard Avenue West Wittering	18/02598/FUL	13/12/2018	2
R/O 30 Westgate Chichester		02/09/2009	1
R/O 84 Stockbridge Road Donnington		02/09/2010	1
R/O 93 High St Lewis Road Selsey		27/08/2003	3
R/O Acacia 44 Southbourne Avenue Southbourne	13/03646/FUL	20/01/2014	1
R/O Routledge Cottage 1 East Street Westbourne		20/12/2007	1
R/O Sandford Orcas 100 Stein Road Southbourne		28/01/2009	1
R/O Sarnia Main Road Birdham		23/12/2008	4
R/O truevision 91 High Street Selsey Chichester		08/06/2011	4
R/O Willow Green Main Road Nutbourne		22/10/2010	1
Rear Of 2-5 Stockbridge Place Stockbridge Road Donnington Chichester	14/02869/FUL	28/11/2014	3
Redlands Farm Rickmans Lane Plaistow		24/08/2007	1
Regnum Press St Johns Street Chichester		18/06/2010	4
Ridge Farm Scant Road East Hambrook Funtington Chichester	15/00957/COUPMB	15/05/2015	1
Ridgeway Prinsted Lane Prinsted		24/11/2010	2
Rivendell 101A First Avenue Almodington Earnley	21/00548/FUL	26/04/2021	1
Ronic House Main Road Bosham	18/01721/FUL	25/09/2018	5
Rookmore Riding And Carriage Driving School Scant Road East Hambrook Funtington	15/03697/ELD	11/02/2016	1
Rose Cottage Halnaker Chichester	13/01293/FUL	28/06/2013	2
Rose Cottage Hogwood Road Ifold Billingshurst		07/10/2011	1
Rosemary Linchmere Road Haslemere	13/01756/FUL	21/08/2013	2
Rosevale Cot Lane Chidham Chichester		14/11/2012	1
Roussillon Barracks Broyle Road Chichester	15/00891/FUL	01/03/2011	252
Roussillon Barracks Broyle Road Chichester	13/02972/FUL	12/06/2014	1
Roussillon Barracks Broyle Road Chichester	15/00891/FUL	30/03/2016	1
Roussillon Barracks Broyle Road Chichester (Land North Of 20 Otway Road)	13/03113/FUL	09/04/2014	17
Rowan Nursery Bell Lane Birdham Chichester West Sussex	17/00316/FUL	05/01/2018	27
Royal Oak Stocks Lane East Wittering Chichester	18/00016/FUL	24/07/2018	10
S/O 2 Garsons Road Southbourne		14/04/2008	1
S/O Medlars White Chimney Row Westbourne		04/12/2007	1
S/O Pippins The Drive Ifold		02/05/2007	1
Sailaway Rest Home Main Road Bosham	22/01847/FUL	14/10/2021	10
Salt Cedar 10 Tamarisk Walk East Wittering	17/03066/FUL	18/12/2017	1
Salthill Road Fishbourne	13/01269/REM	22/07/2013	20
Saltings Dell Quay Road Dell Quay Appledram	15/01329/FUL	01/07/2015	1
Samphire Spinney Lane Itchenor		16/02/2010	1
School House Keynor Lane Sidlesham		14/09/2010	5
Scutts Bungalow Fittleworth Road Wisborough Green		06/07/2009	1
SE of High Trees & Pinehurst Chalk Road Ifold Plaistow		07/03/2011	1
Sea Close West Bracklesham Drive Bracklesham PO20	17/01263/FUL	20/09/2017	2
Sea House West Bracklesham Drive Bracklesham	15/01831/FUL	05/08/2015	1
Seagulls Oval Lane Selsey	15/04144/FUL	15/03/2016	1
Seaview Longlands Road East Wittering		30/03/2009	2
Seaward West Bracklesham Drive Bracklesham Bay		21/10/2010	1
Sessions House 22 High Street Selsey Chichester	12/00706/FUL	23/05/2012	5
Sherwood The Drive Ifold Loxwood Billingshurst	15/00823/FUL	05/05/2015	1
Shillinglee Park Shillinglee Park Road Plaistow Godalming GU8 4SZ		06/09/2011	2
Shopwyke Manor Barn Coach Road (South) Oving		23/01/2008	1
Silver Birches 7 Beaver Close Fishbourne		26/11/2009	3
South Coast Furniture Park Road Southbourne		26/04/2011	1
South Downs Holiday Village Bracklesham Lane Bracklesham Bay Chichester	20/00336/REM	12/05/2020	80
South Mundham Farm South Mundham Road South Mundham	19/00677/FUL	05/02/2020	6
Southbourne Service Station 261 Main Road Southbourne Emsworth	14/00747/FUL	15/10/2014	3

SiteAddress	Plann. Ref.	PP Date	Site Capacity
Southbrook West Bracklesham Drive Bracklesham Bay Chichester	19/02352/FUL	18/10/2019	1
Southgate House 5 -6 Southgate Chichester	19/00905/PA3O	20/05/2019	26
Southgate House 5 -6 Southgate Chichester	19/03021/FUL	17/03/2020	5
Southwood Farm Shore Road Bosham		14/03/2008	1
Spindlewood Bosham Lane Bosham Chichester	14/02156/FUL	18/08/2014	2
Spinney Cottage Redlands Lane West Wittering PO20 8QE		01/04/2011	1
Spuzzum The Drive Ifold Loxwood		04/03/2010	4
St Martins West Bracklesham Drive Bracklesham Bay		28/09/2007	2
St Peter And St Marys Church Hall Mill Lane Fishbourne Chichester	14/03885/FUL	09/02/2015	2
St. Teresa Barn Walk East Wittering	13/02279/FUL	12/09/2013	1
Stockbridge Garage 1 Birdham Road Donnington		28/11/2007	10
Stocklund House St Johns Street Chichester		21/02/2011	4
Strudgwick Farm Plaistow Road Ifold Loxwood Billingshurst	15/02395/PA3Q	01/10/2015	3
Sub divide detached house into 2 no. semi-detached dwellings	16/00033/FUL	16/06/2016	2
Suffolk House Hotel 3 East Row Chichester		08/02/2012	1
Surbitonia 45 Howard Avenue West Wittering	20/00893/FUL	07/08/2020	2
Sussex Linen Co 36 North Street Chichester	14/01619/FUL	09/07/2014	2
Sylvania Plaistow Road Loxwood		14/04/2010	3
Teals Lock Lane Birdham		15/12/2010	1
Thatchways West Strand West Wittering Chichester	14/02539/FUL	05/09/2014	1
The Annexe And Tripplers Retreat Shillinglee Road Shillinglee	16/02357/ELD	09/09/2016	2
The Annexe Stoney Meadow Farm School Lane North Mundham Chichester	16/01332/REM	13/12/2016	8
The Barn Church Road Westbourne Emsworth	14/02420/FUL	11/09/2014	1
The Beeches Durfold Wood Plaistow		11/10/2007	1
The Bend And The Greenways Loxwood Road Plaistow Billingshurst		26/09/2012	3
The Birches Selsey Road Sidlesham	18/01049/FUL	27/07/2018	1
The Caravan Halnaker Barn Farm Halnaker Barn Lane Boxgrove	13/03094/FUL	18/12/2013	1
The Chalet Southgate Farm Fisher Lane North Mundham	15/00287/ELD	26/03/2015	1
The Chambers 28 Chapel Street Chichester	14/00842/P3JPA	15/05/2014	6
The Chambers 28 Chapel Street Chichester	15/03948/FUL	29/01/2016	2
The Chapel Dempsey Road Chichester		23/10/2012	1
The Chequers 203 Oving Road Chichester	13/04181/FUL	28/08/2014	8
The Coach House Norton Priory Rectory Lane Selsey		18/08/2008	3
The Croft East Bracklesham Drive Bracklesham	20/01123/FUL	20/08/2020	1
The Elms Bracklesham Lane Bracklesham	18/03146/FUL	12/03/2019	4
The Fisher Barn Fisher Lane South Mundham		26/07/2011	1
The Garden House Main Road Nutbourne Chichester	18/01633/FUL	24/09/2018	1
The Hardings 20 Marine Close West Wittering	16/01351/FUL	16/06/2016	1
The Heritage Winden Avenue Chichester	10/02034/FUL	04/04/2013	94
The Hope Spitalfield Lane Chichester		26/03/2013	2
The Manor House Prinsted Lane Prinsted		15/01/2010	1
The Mill 5 East Row Chichester	13/00711/FUL	18/06/2013	2
The Nest 13 The Avenue Hambrook Chichester	20/00737/FUL	28/11/2018	4
The Nest Bracklesham Lane Bracklesham Bay Chichester	16/01318/FUL	22/06/2016	1
The Nurseries Queens Avenue Donnington Chichester	13/02806/FUL	08/01/2014	5
The Oaks Main Road Bosham Chichester	14/04261/FUL	12/02/2015	1
The Old Coach House Stane Street Maudlin Westhampnett	14/00010/FUL	13/03/2014	3
The Old Dairy Sawmills Farm Monks Hill Westbourne	14/03863/COUPMB	07/01/2015	1
The Old Nursery Chapel Lane West Wittering, Chichester		22/08/2012	1
The Old Priests House Whyke Road Chichester	15/00359/FUL	31/03/2015	1
The Old Quarry Camelsdale Linchmere		15/04/2009	2
The Olde Gardens The Lane Loxwood Billingshurst	14/02986/OUT	17/11/2016	3
The Paddocks Almodington Lane Almodington Earnley	19/02627/FUL	05/03/2020	1
The Poplars Green Lane Merston Chichester	14/00788/FUL	29/04/2014	1
The Regnum Club 45A South Street Chichester	14/02035/FUL	09/12/2014	9
The Rosary Rickmans Lane Plaistow		10/03/2010	1
The Rushmere Bar & Restaurant Clayton Road Selsey		24/11/2010	3
The Stables Grange Lane Church Norton Selsey Chichester		27/02/2013	1
The Studio Chichester Road Selsey	15/01484/FUL	27/08/2015	1
The Thicket Broad Road Hambrook Chichester		16/10/2012	2
The White House Longlands Road East Wittering	15/03827/FUL	23/12/2015	2
The Woodlands Marlpit Lane Hambrook Westbourne		20/06/2012	1
Thornham House Prinsted Lane Prinsted Emsworth	13/03090/FUL	11/12/2013	1
Three Oaks Nursery Selsey Road Sidlesham Chichester	13/01617/FUL	03/10/2013	1
Three Steps 13 Park Copse Selsey Chichester	13/01691/FUL	01/10/2013	1
Tidewaters Windmill Field Bosham		30/11/2009	1
Tigne East Bracklesham Drive Bracklesham	18/00092/FUL	13/09/2018	1
Tommys Yard Peckhams Copse Lane North Mundham		25/06/2012	1
Tykes Farm Somerley Lane Earnley East Wittering	15/04141/PA3Q	02/02/2016	1
Unicorn House 8 Eastgate Square Chichester	13/01677/FUL	19/12/2014	4

SiteAddress	Plann. Ref.	PP Date	Site Capacity
Unicorn House 8 Eastgate Square Chichester	15/00436/COUPJ	02/02/2015	2
Unit 3 Pound Farm Road Chichester	16/00458/FUL	28/06/2016	1
W Blunden And Sons Halnaker Boxgrove Chichester West Sussex	16/01196/FUL	22/11/2016	1
W/O 10-16 Summerfield Road West Wittering		18/03/2011	15
W/O 132-138 High Street Selsey		23/02/2011	1
Wakefords Field West Of Broad Road Hambrook Chidham	15/02436/FUL	23/05/2016	30
Walton Farm Barns Walton Lane Bosham		20/06/2008	2
Wanda West Peckhams Copse Lane North Mundham		02/05/2008	1
Watergate 21 The Avenue Hambrook		31/08/2005	1
Waterside Bosham Hoe Bosham		19/03/2008	1
Waterstone House Waterstone Close Itchenor Chichester	13/03039/FUL	11/11/2013	1
Webbs Country Foods Stane Street Halnaker		16/06/2010	31
Wee Kendia 21 Marine Close West Wittering Chichester	14/02191/FUL	17/09/2014	2
West Sussex Vascular Clinic Oakwood House 4 St Johns Street Chichester PO19 1UR		24/06/2011	1
West Winds Station Road Bosham Chichester	13/01771/FUL	21/08/2013	5
Westgate Surgery 15 Westgate Chichester		25/01/2010	1
Westhampnett Gravel Pit Westhampnett		15/08/2007	80
Westholm Newpound Wisborough Green		08/12/2004	1
Wherstead Coach Road Westhampnett Chichester	14/01895/FUL	13/11/2014	1
White Croft 14 Breach Avenue Southbourne	15/01827/FUL	14/10/2015	1
White Eaves and Doric House Chestnut Avenue Chichester	13/02965/FUL	14/11/2013	4
White Waves East Bracklesham Drive Bracklesham Chichester		07/10/2012	1
Whyke Grange 146 Whyke Road Chichester	18/02735/FUL	24/01/2019	1
Wicks Farm Caravan Park Redlands Lane West Wittering		08/10/2010	1
Widdicombe Main Road Birdham		23/11/2012	1
Willow House 1 Southbourne Avenue Southbourne Emsworth	13/03618/FUL	03/02/2014	1
Willows Drift Lane Chidham	18/01505/FUL	13/09/2018	1
Windmill Bungalow Queens Avenue Donnington	16/01468/FUL	03/03/2017	16
Windmill House Windmill Field Bosham	13/01682/FUL	07/08/2013	1
Windrift Westbrook Field Bosham Chichester	16/00932/FUL	16/05/2016	1
Winona 1 Maybush Drive Chidham Chichester West Sussex PO18 8SR	16/03980/FUL	03/04/2017	1
Wisemans Cottage Church Road North Mundham		01/07/2009	5
Wood House Drungewick Lane Loxwood		18/08/2009	1
Woodacre Chalk Road Ifold		11/03/2009	1
Woodlands Keynor Lane Sidlesham Chichester	18/02490/FUL	13/03/2019	3
Woodstock 43 Shore Road East Wittering	13/00384/FUL	21/11/2013	4
Workshop and land Lewis Road Selsey		01/08/2007	5
Workshop South Of Sunnydene Tuppenny Lane Southbourne Emsworth	19/01964/FUL	07/11/2019	1
Wyke House Ellanore Lane West Wittering Chichester	13/01667/FUL	24/07/2013	1