**Chichester Local Plan 2021 - 2039**

**Housing Supply**

**Background Paper**



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| Version | Date | Changes |
| Version 1 | 05/07/2024 | First publication |
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# **Introduction**

* 1. This background paper has been prepared by the council, in collaboration with Lambert Smith Hampton (LSH), to set out the approach that the council will take to meeting its housing requirement over the plan period through an identified housing land supply.
  2. This paper sets out various components of the housing supply for the plan area, as at 1 April 2024[[1]](#footnote-1). It also outlines the justification for the phasing of proposed housing allocations and the windfall allowance.
  3. The Local Plan 2021 – 2039: Proposed Submission (‘the Local Plan’) includes a housing trajectory for the plan area, as at 1 April 2022. To take account of ongoing housing monitoring, this position has been updated to 1 April 2024 as set out in the ‘Council’s Suggested Modifications Schedule’ (April 2024 - SD10.01).
  4. Although completions data for the monitoring year 2023-2024 is not yet available, the supply position has been projected[[2]](#footnote-2) as at 1 April 2024 due to a significant number of permissions that have been granted since 1 April 2023. These need to be taken into consideration in the supply, particularly due to the plan having a constrained housing requirement (as set out in the Housing Need and Transport Background Papers (BP06 and BP14)). Net completions for the year 2022-2023 which were not available prior to publication of the Regulation 19 plan were also higher than projected. Further detail on how these updates to housing delivery have impacted the trajectory is set out in this paper.
  5. The background papers and related evidence are available on the council website at [www.chichester.gov.uk/localplanexaminationlibrary](https://www.chichester.gov.uk/localplanexaminationlibrary). This background paper may be reviewed, and updates issued, during the examination of the Local Plan.

# **Policy Context**

## **National Policy Context**

* 1. The NPPF was updated on 19 December 2023. However, under paragraph 230, plans that have reached the regulation 19 stage under the Town and Country Planning (Local Planning) (England) Regulations 2012 (pre-submission) stage on or before 19 March 2024 will be examined under the relevant previous section of the NPPF. All references to the NPPF are related to the September 2023 version which should be used as the basis for the examination of the plan.
  2. Paragraphs 60-80 of the NPPF are concerned with delivering a sufficient supply of homes and with ensuring that a sufficient amount and variety of land can come forward where it is needed and that the needs of groups with specific housing requirements are addressed.
  3. Paragraph 61 sets out the requirement for authorities to conduct a local housing needs assessment using the standard method in national planning guidance to determine the minimum number of homes needed.
  4. Paragraph 69 requires authorities to complete a strategic housing land availability assessment and identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:

(a) specific, deliverable sites for 5 years following the intended date of adoption; and

(b) specific, developable sites or broad locations for growth, for the subsequent years 6-10 and, where possible, for years 11-15 of the remaining plan period.

* 1. Paragraph 74 of the NPPF requires strategic policies to include a trajectory illustrating the expected rate of housing delivery over the plan period, and identify (and update annually) a supply of specific deliverable sites sufficient to provide a minimum of 5 years’ worth of housing against their housing requirement. The NPPF also states that the supply of sites should include a buffer (moved forward from later in the plan period) of:

1. 5% to ensure choice and competition in the market for land; or
2. 10% where the local planning authority wishes to demonstrate a 5 year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
3. 20% where there has been significant under delivery of housing over the previous 3 years, to improve the prospect of achieving the planned supply
   1. The appropriate buffer is determined by the Housing Delivery Test (HDT). This is an annual test which measures the number of dwellings delivered against the homes required in an area. The buffer is to ensure that there is a realistic prospect of achieving the planned level of housing supply and to ensure choice and competition on the market. The minimum buffer for all authorities is 5%.
   2. The Planning Practice Guidance (PPG) states that the buffer should be applied to the requirement in the first 5 years (including any shortfall)[[3]](#footnote-3) .

## **Local Policy Context**

* 1. Monitoring of policy implementation through the council’s ‘Authority’s Monitoring Report’ (Feb 2024 - CD02) shows that annual housing delivery was below the Chichester Local Plan: Key Policies 2014-2029 (‘adopted Local Plan’) requirement of 435 dwellings for the first 3 years of the plan period. Annual housing delivery has been above this requirement since the monitoring year 2015/16. Since 15 July 2020 the council's housing supply has been measured against a figure based on the Government's standard methodology for assessing housing need, resulting in a need of 635 dwellings homes per year. An average of 509 dwellings was delivered each year in the period 2012-23, which is below the standard method figure but higher than the adopted Local Plan target.
  2. During the period 2012-23, of the 3,880 dwellings allocated at strategic sites in the adopted Local Plan, 1,826 dwellings have been delivered, with 2,054 dwellings remaining. 1,000 of these dwellings are at Tangmere Strategic Development Location (SDL), which has a resolution to grant permission but has required a Compulsory Purchase Order (CPO). The CPO was formally made in October 2020. However, in March 2023, CPO(2) was made in order to secure an area of land required for access to the SDL from the A27. CPO(2) has been confirmed subject to modifications, with a Notice of Confirmation for a 6 week period from 2 May 2024. In addition to the 1,000 at Tangmere, phase 2 at Land West of Chichester also has a resolution to grant permission for 850 dwellings. Of the 860 dwellings allocated through parish housing figures, 171 dwellings remain to be delivered. 10 dwellings are not yet allocated in a Site Allocation DPD or Neighbourhood Plan. A total of 53% of dwellings allocated in the adopted Local Plan have been delivered, with 47% of strategic numbers completed (63% if Tangmere SDL is excluded) and 80% of parish housing numbers completed.
  3. The 2022 Housing Delivery Test (HDT) has been passed, as has been the case with all the years since the HDT has been in place.
  4. The Local Plan is supported by a Strategic Housing Land Availability Assessment (SHLAA) (Housing and Economic Land Availability Assessment (‘the HELAA’) 2021 - H09). This assessed sites in the Chichester plan area which may be capable of contributing to the housing supply over the period 2021-39.

# **Meeting the constrained housing requirement**

## **Projected supply**

* 1. The submitted Local Plan 2021-2039 Proposed Submission (January 2023) trajectory was based on the housing land supply position as of 1 April 2022. This reflected the most up-to-date position available when the evidence base supporting the Local Plan was prepared for the Regulation 19 consultation.
  2. This housing background paper presents an updated housing land supply position as of 1 April 2024. The updated land supply position uses the latest available data provided by West Sussex County Council and information obtained from developers and site owners.
  3. In order to take account of the significant[[4]](#footnote-4), number of permissions granted since 1 April 2023 the updated position is an estimate, as completions data for the monitoring year 2023/24 is not yet available. Completions have been estimated based on historical evidence of build-out rates on sites under construction, with additional analysis based on council tax records and information from developers. The housing supply position will be updated for the latest monitoring year (1 April 2023 – 31 March 2024) when the data is available from West Sussex County Council. This is expected in summer/ autumn 2024.
  4. The overall housing supply position for the plan period is set out in Policy H1 of the Local Plan and updated below[[5]](#footnote-5). An overview of the components of the supply is attached at Appendix A and referenced in the following section.

|  |  |  |  |
| --- | --- | --- | --- |
|  | Category | Number of dwellings | |
| Housing requirement for the full Plan Period (1 April 2021 to 31 March 2039) | | **10,350** | |
| Housing supply  (1 April 2021 to 31 March 2039) | a. Completions 1 April 2021 - 31st March 2023 | **1,616** | |
| b. Known commitments *(comprising)* | **5,772** | |
| *i) 2015 Local Plan[[6]](#footnote-6) and Site Allocation DPD 2014 – 2029 allocations[[7]](#footnote-7) without planning permission* | *2,210* |  |
| *ii) 'Made' Neighbourhood Plan allocations without planning permission* | *94* |  |
|  | *iii) Planning permissions as of 31 March 2024* | *3,468* |  |
|  |  | | |
|  | c. New Strategic Locations/Broad Location for Development and Allocations *(comprising)* | **2,396** | |
|  | *i) Strategic Locations/Broad Location for Development and Allocations (Policy H2 Figures)* | *3,210* |  |
|  | *ii) Less permissions granted* | *(-814)* |  |
|  |  |  | |
|  | d. Non-strategic Parish Housing Requirements *(comprising)* | **248** | |
|  | *i) Non-strategic Parish Housing Requirements (Policy H3 Figures)* | *310* |  |
|  | *ii) Less permissions granted* | *(-62)* |  |
|  |  |  | |
|  | e. Windfall | **720** | |
| **Total supply for the full Plan period**  (1 April 2021 to 31 March 2039) (=a+b+c+d+e) | | **10,752** | |

Table 1: Policy H1 updated

* 1. As set out in Policy H1 and updated in Table 1 above, the supply of housing for the plan period is made up of different sources, as detailed below. A cross-reference to the relevant section Table 1 is included to aid understanding.

### **Completions (Table 1: Section (a))**

* 1. Between 1 April 2021, the start of the plan period and 31 March 2023, 1,616 net additional dwellings were completed in the Chichester plan area.

### **Known Commitments (Table 1: Section (b))**

* 1. Known commitments refer to those elements of the housing land supply which are allocations within the existing development plan and/or planning permissions (or resolutions to permit) granted by the council. They are unlikely to be influenced by the Local Plan policies as they already have significant status within the planning system and thus it can be reasonably expected that they will be delivered during the plan period.
  2. The known commitments are made up from three categories:

1. *Allocations in the 2015 Local Plan and Site Allocation DPD 2014 – 2029 without planning permission*
2. *‘Made’ Neighbourhood Plan allocations without planning permission*
3. *Planning permissions as of 31 March 2024 (this includes sites which are also currently under construction)*

### ***Allocations in the 2015 Local Plan and Site Allocation DPD 2014 – 2029 without planning permission (Table 1: Section (b)i))***

* 1. The progress achieved on sites allocated at Strategic Development Locations (SDLs) in the adopted Chichester Local Plan: Key Policies and allocations in the Site Allocation DPD as of 1 April 2023 was as follows:

|  |  |  |
| --- | --- | --- |
|  | **Site Progress** | **Remaining Dwellings without planning permission** |
| Policy 15 - West of Chichester (1600 dwellings) - Phase 2 (850 dwellings) | Resolution to permit subject to s106 | 850 |
| Policy 18 - Tangmere (1000 dwellings) | Resolution to permit subject to s106 | 1,300 |
| Policy BO1 - Land at Highgrove Farm – Site Allocation DPD | Permitted (as part of application for 300 dwellings 21/00571/FUL) | 50 |
| Policy PL1 – Land north of Little Springfield Farm |  | 10 |
| **Total - *2015 Local Plan and Site Allocation DPD 2014 – 2029 allocations without planning permission*** | | **2,210** |

Table 2 – Site Progress on SDLs

* 1. Capacity for a further 300 dwellings has also been confirmed at Tangmere (included in Table 2). The outline planning permission with a resolution to permit is for up to 1,300 dwellings. This total is therefore included within the known commitments of supply, as part of the outstanding Local Plan permissions.
  2. These are included in the components of housing supply table in Appendix A. Those allocated sites which had the benefit of planning permission as at 1 April 2024 are included within the figure discussed below.

### ***‘Made’ Neighbourhood Plan allocations without planning permission (Table 1: Section (b)ii))***

* 1. As of 1 April 2024, there were 13 ‘made’ neighbourhood plans within the Chichester plan area. Of the allocations made within these plans, 94 dwellings are yet to obtain planning permission (or a resolution to permit). These are identified in the components of housing supply table set out in Appendix A and Table 3 below.

|  |  |
| --- | --- |
| **Neighbourhood Plan** | **No. Dwellings without planning permission** |
| Loxwood Policy 4 - Land at Farm Close | 17 |
| Tangmere Policy 4 – Tangmere Academy | 15 |
| Tangmere Policy 7 – Land to the West of Malcolm Road | 12 |
| Wisborough Green Policy SS3 – Clarks Yard Billingshurst Road | 11 |
| Fishbourne Policy SD2 – Land at the Roman Palace | 15 |
| Kirdford Policy KSS2a – Land at Townfield | 6 |
| Kirdford Policy KSS5 – Land at Cornwood and/or School Court | 9 |
| Westbourne Policy SS3 – Land adjacent to Chantry Hall, Foxbury Land | 6 |
| Boxgrove Policy H5 – Land at the Old Granary | 3 |
| **Total - *'Made' Neighbourhood Plan allocations without planning permission*** | **94** |

Table 3 – Made Neighbourhood Plan Allocations without planning permission

### ***Planning permissions as of 31 March 2024 (Table 1: Section (b)iii))***

* 1. Monitoring data identifies that there was a total supply of 3,468 dwellings that had the benefit of planning permission, or a resolution to permit, as of 31 March 2024 which had yet to be built. This includes sites that had previously been allocated for planning permission through the Chichester Local Plan: Key Policies or ‘Made’ Neighbourhood Plans which have subsequently been granted planning permission.

|  |  |
| --- | --- |
| **Housing Supply** | **No. Dwellings** |
|  |  |
| Sites of 10+ dwellings currently under construction | 1,561 |
| Sites of 10+ dwellings with detailed planning permission | 883 |
| Sites of 10+ dwellings with outline planning permission | 824 |
| Permissions on small sites 5-9 dwellings | 33 |
| Permissions on small sites 4 or fewer dwellings | 167 |
|  |  |
| **Total - *Planning permissions as of 31 March 2024*** | **3,468** |

Table 4 – Permissions as of 31 March 2024

* 1. These are identified in the components of housing supply table set out in Appendix A.

### **New Strategic Locations/Broad Location for Development and Allocations (‘Strategic Site Locations’ (SSLs)) (Table 1: Section (c)) and Parish Housing Numbers (Table 1: Section (d) (i))**

* 1. In order to deliver the housing requirement of 575 dwellings per annum (10,350 dwellings for the period 2021-2039), it is necessary to identify additional sites for residential development. Of the 10,350 dwellings required, 1,616 dwellings have been completed, 5,772 dwellings are already committed, and an estimated 720 dwellings are to be delivered through windfall. This leaves 2,644 dwellings to be identified.
  2. The justification for the sites proposed to be allocated, along with alternatives considered, is set out in the Sustainability Appraisal (January 2023 – SD03) which accompanies the Local Plan.
  3. Sites allocated in the Local Plan for development have principally been identified by the Housing and Employment Land Availability Assessment (HELAA) which has been supplemented through additional information becoming available through discussions with landowners and site promoters.
  4. Where the responsibility for identifying sites has been delegated to neighbourhood planning, this provision has again been informed by the evidence base prepared to inform the Local Plan, including the HELAA[[8]](#footnote-8) and Sustainability Appraisal.
  5. Housing numbers have been allocated through 2 categories:

1. Strategic Site Locations (SSLs) (Policy H2) which includes:

* *Strategic site allocations and a Broad Location for Development – Specific sites allocated in the plan and broad location for development identified, either over 200 dwellings or part of a strategic regeneration area (Table 1 Section (c)(i)).*
* *Strategic locations – Parishes identified to deliver over 200 dwellings, where the parish has expressed a desire to allocate sites through a Neighbourhood Plan (Table 1 Section (c)(i)).*

1. Non-Strategic Parish housing numbers (Policy H3):

* *Smaller scale housing numbers, likely to come forward through Neighbourhood Plans (Table 1 Section (d) (i)).*

### ***New Strategic Site Allocations/Broad Location for Development (Table 1: Section (c) (i))***

* 1. The Local Plan (Policy H2) proposes to allocate new strategic sites for development as identified in Table 5 below:

|  |  |  |
| --- | --- | --- |
| **Reference** | **Location** | **Dwellings** |
| A11 | Land at Highgrove Farm, Bosham | 245[[9]](#footnote-9) |
| A8 | Land East of Chichester | 680 |
| A10 | Land at Maudlin Farm, Westhampnett | 265 |
| A4 and A5 | Southern Gateway | 180 |
| ***Total new strategic site allocations*** | | ***1,370*** |

Table 5 – Strategic site allocations

* 1. The total supply from these new proposed allocations is 1,375 dwellings. Policy A11, Land at Highgrove Farm is allocated for 250 dwellings but is adjacent to the extant Site Allocation DPD allocation for 50 dwellings, making a total for the site of 300 dwellings. The site was granted detailed planning permission for 300 dwellings in November 2023. Whilst the policy remains in order to ensure delivery of the site, the number of dwellings is now included in the known commitments (Table 1: Section (b) (iii)). The total number of dwellings in supply from new strategic site allocations is therefore 1,125 dwellings.
  2. A broad location for development (BLD) is identified as follows. The council’s intention is that following the adoption of the Local Plan, the site boundary and details of the site allocation will be defined within the Southbourne Allocation DPD, which is being progressed.

|  |  |  |
| --- | --- | --- |
| **Reference** | **Location** | **Dwellings** |
| A13 | Southbourne Broad Location for Development | 1,050 |

Table 6 – Broad Location for Development (BLD)

* 1. The BLD is within Southbourne parish and therefore akin to a parish number at this stage (a site boundary will be defined through the Southbourne Allocation DPD). To be consistent with other parishes with housing numbers, the number remaining to be allocated through the Southbourne Allocation DPD is proposed to be reduced where permissions have been granted. Therefore, since the Proposed Submission Plan (Regulation 19) was published, 3 sites have gained planning permission for housing in Southbourne parish, totalling 227 dwellings. Whilst the figure in Policy A13 remains at 1,050 to ensure the delivery of the number of dwellings in the parish, the 227 dwellings are now included in the known commitments (Table 1: Section (b)(iii)). The total number of remaining dwellings in supply from Policy A13 is therefore 823 dwellings.

***Strategic Locations (Table 1: Section (c) (i))***

* 1. Policy H2 also identifies strategic locations in parishes where parish councils expressed a willingness to prepare neighbourhood plans. These are listed in Table 7 below:

|  |  |  |
| --- | --- | --- |
| **Reference** | **Location** | **Dwellings** |
| A2 | Chichester city | 270 |
| A12 | Nutbourne and Hambrook (Chidham and Hambrook Parish) | 300 |
| A15 | Loxwood | 220 |
| ***Total new strategic locations*** | | ***790*** |

Table 7 – Strategic locations

* 1. The total supply from these new proposed strategic locations is 790 dwellings. Since 1 April 2021, 10 dwellings have gained permission in Chichester city and 32 in Loxwood parish reducing the number of dwellings remaining to be allocated for both locations. Over 300 dwellings have been permitted in Chidham and Hambrook parish and so no site allocations will be required to meet the policy figure. These permissions are included in the known commitments (Table 1: Section (b)(iii)) and therefore the remaining figure to be delivered from strategic locations is 448 dwellings.

### **Parish housing numbers (Table 1: Section (d) (i))**

* 1. Policy H3 provides for smaller-scale allocations in parishes to be made across the plan area. This is envisaged to be taken forward through neighbourhood planning in these parishes.
  2. In total, 310 dwellings are expected to come forward from this source. The proposed distribution of these dwellings across the parishes is set out in Table 8 below:

|  |  |  |  |
| --- | --- | --- | --- |
| **Parish** | **Housing Figure** | **Parish** | **Housing Figure** |
| Apuldram | 0 | Birdham | 0 |
| Bosham\* | 0 | Boxgrove | 50 |
| Chichester City\* | 0 | Chidham and Hambrook\* | 0 |
| Donnington | 0 | Earnley | 0 |
| East Wittering | 0 | Fishbourne | 30 |
| Funtington | 0 | Hunston | 0 |
| Itchenor | 0 | Kirdford | 50 |
| Lavant | 0 | Loxwood\* | 0 |
| Lynchmere | 0 | North Mundham | 50 |
| Oving\* | 0 | Plaistow and Ifold | 25 |
| Selsey | 0 | Sidlesham | 0 |
| Southbourne\* | 0 | Tangmere\* | 0 |
| West Wittering | 0 | Westbourne | 30 |
| Westhampnett\* | 0 | Wisborough Green | 75 |
|  |  | **Total** | **310** |

Table 8 – Parish Housing figures

* 1. Since 1 April 2021, 12 dwellings have gained permission in Westbourne parish, reducing the number of dwellings remaining to be permitted in this parish to 18. Over 50 dwellings have been permitted in North Mundham parish and so no site allocations would be required in this parish to meet the policy figure. These permissions are included in known allocations and therefore the remaining figure to be delivered from parish housing sites is 248 dwellings.

### **Remaining** **dwellings** **to** **be delivered - summary**

* 1. Table 9 below shows the proposed SSLs and Non-strategic housing numbers and the number of dwellings remaining to be delivered, following the approval of applications in the relevant parish since 1st April 2021.

|  |  |  |
| --- | --- | --- |
| **Proposed SSLs** | **Dwellings Allocated** | **Remaining Dwellings** |
| Policy A4 & A5 – Southern Gateway | 180 | 180 |
| Policy A8 – East of Chichester | 680 | 680 |
| Policy A10 – Maudlin Farm | 265 | 265 |
| Policy A11 – Highgrove Farm | 245 | 0 |
| Policy A13 - Southbourne | 1,050 | 823 |
| Policy A2 – Chichester City | 270 | 260 |
| Policy A12 – Chidham and Hambrook | 300 | 0 |
| Policy A15 – Loxwood | 220 | 188 |
| **Total - SSLs** | **3,210**  **Table 1: Section (c)(i)** | **2,396**  **Table 1: Section (c)** |
| Policy H3 - Boxgrove | 50 | 50 |
| Policy H3 - Westbourne | 30 | 18 |
| Policy H3 - Fishbourne | 30 | 30 |
| Policy H3 – North Mundham | 50 | 0 |
| Policy H3 - Kirdford | 50 | 50 |
| Policy H3 – Plaistow and Ifold | 25 | 25 |
| Policy H3 – Wisborough Green | 75 | 75 |
| **Total - Non-strategic Parish Housing Requirements** | **310**  **Table 1: Section (d)(i)** | **248**  **Table 1: Section (d)** |

Table 9 – Number of dwellings allocated and remaining to allocate

### **Windfall allowance (Table 1: Section (e))**

* 1. Windfall sites are sites that are not specifically allocated for development in the development plan. The NPPF (paragraph 72) sets out that where any allowance is to be made for windfall sites as part of anticipated supply in a local plan, there should be compelling evidence that they will provide a reliable source of supply.

* 1. The housing supply figures include a windfall allowance for minor housing developments of 9 dwellings or fewer, which has been calculated in accordance with the NPPF. The projected annual delivery of housing on minor windfall sites, for the purposes of the Local Plan, assumes delivery of an average of 54 net dwellings per year. This figure is based on historical trends for small site completions over the 10 years from 2011/12 – 2021/22.
  2. This section sets out the justification for including the minor windfall allowance (9 dwellings or fewer) in the housing trajectory.
  3. The Policy Advice note from Lambert Smith Hampton (February 2023 - H11) includes an analysis of windfall completions in the plan area. The analysis evidenced that a minor windfall allowance of 54dpa, based on average minor windfall completions for the period 2011/12 – 2021/22 adjusted to remove outliers, was a robust estimate for the purpose of calculating the housing land supply.

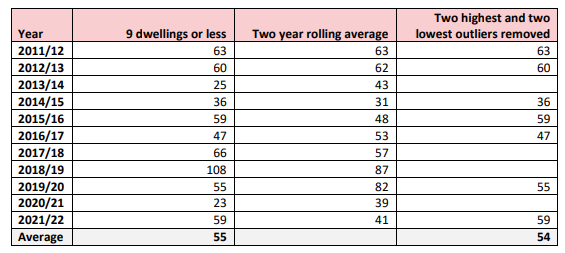


Table 10 - Minor windfall completions (9 dwellings or fewer)

* 1. With outliers removed, minor site windfall is shown to deliver consistent housing completions, with no clear trend suggesting that completions are either increasing or reducing. Therefore, it is considered justifiable to project forward on the basis of these past average figures, excluding outliers. The allowance for windfalls has been applied from the year 2026/27 to avoid double-counting with existing minor site planning permissions.
  2. The Policy Advice note also included an analysis of major windfall completions which concluded that a windfall allowance of 6 dwellings per annum should be applied. The Local Plan allocates larger and more strategic sites, and therefore the major windfall allowance is reduced from that published in the 5YHLS Position Statement as at 1 April 2023. However, as there is evidence of a strong track record of windfall delivery in the plan area the council considers that Previously Developed Land (PDL) development within settlement boundaries (sites of 10-50 dwellings) will still be delivered and so this is an aspect of housing delivery that should be taken into account in the housing trajectory. The Policy Advice note concluded that this should average to 6dpa, from 2026/2027 (to avoid double-counting of sites already included from identified sites).

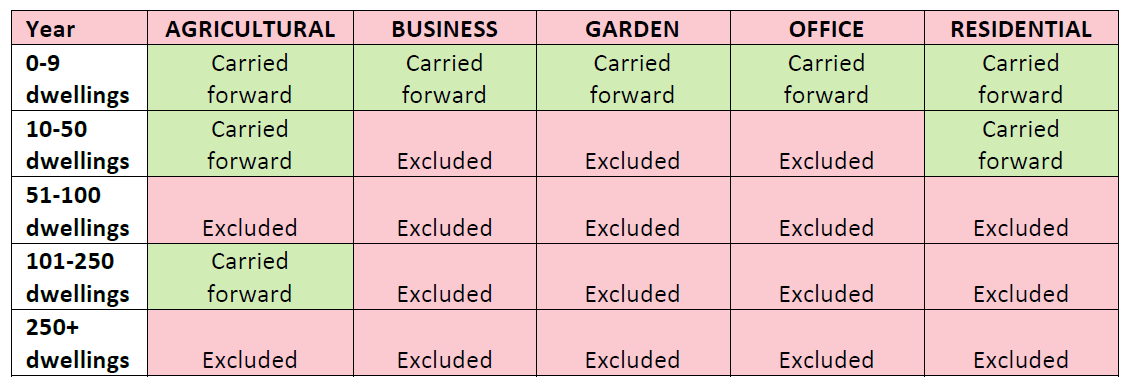


Table 11 – Windfall completions 11/12-21/22 summary – site typologies carried forward for major windfall allowance for 5YHLS position.

* 1. The trajectory shows a combined windfall allowance of 60 dpa from 2026/2027, totalling 720 dwellings over the plan period.

### **Summary of supply position**

* 1. In conclusion, the housing supply described above indicates that as of 1 April 2024 a significant proportion of the housing requirements for Chichester plan area has already been delivered through completions, or is capable of being met from the committed supply. After allowing for windfall sites, the residual supply of 2644 dwellings, equivalent to 25% of the total housing supply of the Proposed Submission Local Plan, has been allocated for within the plan.

|  |  |  |
| --- | --- | --- |
| **Housing Supply** | **No. Dwellings** | **% of total plan figure** |
| Net completions | 1,616 | 15% |
| Planning permissions as of 31 March 2024 | 3,468 | 32% |
| Sites allocated in Local Plan 2014-2029 | 2,210 | 21% |
| Sites allocated in made Neighbourhood Plans | 94 | 1% |
| Windfall | 720 | 7% |
| New Strategic Locations/ BLD, Strategic Allocations and Non-Strategic Parish Housing Requirements contained within the submission Local Plan | 2,644 | 25% |
|  |  |  |
| **Total Projected Housing Supply** | **10,752** |  |

Table 12 – Housing Supply Summary

# **Housing Delivery – Meeting Plan Requirement**

* 1. Paragraph 69 of the NPPF requires policies to identify a supply of:
* specific, deliverable sites for 5 years following the intended date of adoption; and
* specific, developable sites or broad locations for growth, for the subsequent years 6-10 and, where possible, for years 11-15 of the remaining plan period.
  1. Table 13 below sets out the components of housing supply for the plan period:

|  |  |
| --- | --- |
| **Housing Supply** | **No. Dwellings** |
| Net completions | 1,616 |
| Sites of 10+ dwellings currently under construction | 1,561 |
| Sites of 10+ dwellings with an outstanding detailed planning permission | 285 |
| Sites of 10+ dwellings with outline planning permission | 412 |
| Permissions on small sites of 5-9 dwellings | 33 |
| Permissions on small sites 4 or fewer dwellings | 167 |
| Sites allocated in Local Plan 2014-2029 | 2,210 |
| Sites allocated in made Neighbourhood Plans | 94 |
| Windfall | 720 |
| New Strategic Locations/ BLD, Strategic Allocations and Non-Strategic Parish Housing Requirements | 2,644 |
| Sites of 5+ dwellings permitted after 1st April 23 | 1,010 |
|  |  |
| **Total Projected Housing Supply** | **10,752** |

Table 13 – Housing Supply components breakdown

### **Housing trajectory**

* 1. In accordance with paragraph 75 of the NPPF, the Local Plan includes a housing trajectory (Appendix E) setting out the expected rate of delivery and phasing of sites over the plan period.
  2. The trajectory should demonstrate that upon adoption of the Local Plan, and each subsequent year, the council should be able to identify a 5- year housing land supply.
  3. The trajectory needs to accurately reflect the likely start dates, build out rates and completions for the allocated sites. The strategy for delivery and implementation needs to be clearly articulated and justified to support the trajectory.
  4. Appendix E: Housing Trajectory (pages 283- 285 in the Proposed Submission Local Plan) sets out the anticipated housing delivery and phasing trajectory as of 1 April 2022.
  5. The following sets out the position updated to 1 April 2024, reflecting the most recent housing monitoring data and the phasing and delivery assumptions supporting the trajectory. Appendix A sets out the justification for each site’s position within the trajectory. The full trajectory including start dates and build-out rates is updated in Appendix 6 of the ‘Council’s suggested modifications schedule - Appendices 1-7’ (SD10.02).
  6. The updated housing trajectory (illustrated graphically) is also included in Appendix 6 of the submitted document – ‘Council’s suggested modifications schedule - Appendices 1-7’ (SD10.02). It demonstrates the projected housing supply across the plan period, and the categories that form this supply annually.

## **Phasing and delivery assumptions**

### **Build rates and lead-in times**

* 1. To inform the trajectory, build rates must be applied to sites to indicate the number of dwellings expected to be built on each site in each year. The published ‘Five-year housing land supply review’ (Lambert Smith Hampton, February 2024) is the council’s most up-to-date evidence on lead-in times[[10]](#footnote-10) and build-out rates for the plan area. This included a review of local and national evidence on delivery rates and lead-in times for residential development. It concluded that the local lead-in times are comparable to national evidence and that the local lead-in times shown below should be used as the basis for the trajectory assumptions.

|  |  |  |
| --- | --- | --- |
| **Site size** | **Average lead-in times (years)** | **Average delivery (pa)** |
| Sites 9 dwellings or fewer | 3 years 3 months | 1 |
| Sites 10 to 49 dwellings | 2 years 3 months | 16 |
| Sites 50 to 99 dwellings | 2 years 4 months | 34 |
| Sites 100 dwellings and over | 1 year 6 months | 45 |

Table 14 - summary of the lead-in times and build-out rates in Chichester plan area

* 1. The standard build-out rates and lead-in times have been supplemented by additional evidence on timings, including responses from site owners and developers, information about the progression of a site in terms of applying for and obtaining planning permission (and outline and reserved matters consent where applicable) and the emerging water neutrality scheme. The timings take into account the assessment of sites as being either ‘deliverable’ or ‘developable’ in accordance with the definitions in Annex 2 of the NPPF. This is set out in more detail in Appendix A.

### **Supply from small sites**

* 1. Paragraph 70(a) of the NPPF requires that 10% of the identified housing supply should come from sites no larger than one hectare. Based on the identified housing requirement of 10,350 dwellings, this means that approximately 1,350 dwellings should come forward on small sites over the lifetime of the plan period.

|  |  |
| --- | --- |
| **Supply** | **No. Dwellings** |
| Completions 1st April 2021 - 31st March 2023 | 183 |
| Planning permissions as of 31 March 2024 | 254 |
| Sites allocated in made Neighbourhood Plans | 94 |
| Windfall | 648 |
| Total | 1179 |

Table 15 – Supply of Small Sites

* 1. The residual figure of 230 will be met through small site allocations in neighbourhood plans.

### **Supply from Neighbourhood Development Plans**

* 1. There are 9 sites totalling 94 dwellings within the known commitments that are allocated in made Neighbourhood Plans. In line with the build-out rates detailed above, these have been phased to deliver the complete site in 1 year once construction of the dwellings has started. These sites are currently considered developable and not deliverable at this time and have therefore been phased accordingly, starting from the year 2030/2031 onwards.

### **Windfall Allowance**

* 1. As detailed in paragraphs 3.16-3.22 above there is compelling evidence for a reasonable windfall allowance to be included in the housing trajectory over the plan period. To avoid double-counting of sites that have already gained planning permission, windfall allowance in the first five years has been reduced, starting from 2027/2028. Therefore, only two years of windfall delivery are included within the 5 year supply.

### **New Strategic and Parish Allocations**

* 1. As shown in Table 10, 25% of the proposed dwellings in the trajectory are from new allocations or parish housing figures. Where more information on these sites is known, then site-specific phasing has been used. Where such information is not available, average build-out rates for the relevant plan area have been used. This is set out in more detail in Appendix B. The council have considered whether these sites are deliverable or developable at this point and have phased them accordingly, with sites phased at the end of the plan period where required.

# **Five-year housing land supply position**

* 1. The NPPF requires that upon adoption a local plan can demonstrate a 5 year housing land supply. The detailed 5-year housing land supply position is not set out in the Local Plan. Based on the figures set out in Appendix E, the supply position would be as follows:

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 |
| Projected five year housing supply | 3264 | 3115 | 3100 | 3102 | 3181 | 3155 | 3148 | 3043 | 2848 | 2676 | 2444 | 2228 | 2051 |
| Adjusted five year housing requirement (+ buffer) | 3019 | 3019 | 3019 | 3019 | 3019 | 3019 | 3019 | 3019 | 3019 | 3019 | 3019 | 3019 | 3019 |
| Monitoring position above/ below housing requirement | 245 | 96 | 81 | 83 | 162 | 136 | 129 | 24 | -171 | -343 | -575 | -791 | -968 |
| Projected years housing supply | 5.41 | 5.16 | 5.13 | 5.14 | 5.27 | 5.23 | 5.21 | 5.04 | 4.72 | 4.43 | 4.05 | 3.69 | 3.40 |

Table 16 - Projected 5-Year Supply position as at 31 March 2022

* 1. Since the publication of the Local Plan (in February 2023), a further year of completions monitoring (as at 1 April 2023) has been undertaken and work on the phasing of commitments has been updated to ensure that the most up-to-date information is set out. Following a large number of dwellings gaining permission since 1 April 2023, these additional sites have also been included in the supply to ensure that the remaining figure to be delivered by new allocations does not increase the total number of homes in the plan to a significant figure above the constrained figure. This means that the position set out in Table 16 has now been superseded with more up to date information.
  2. Since 1 April 2021, annual net completions have been above the housing requirement. In Year 1 of the plan period 712 dwellings were delivered, and in Year 2 of the plan period 904 dwellings were delivered. This was a total of 1616 net completions and 466 dwellings above the cumulative requirement. Due to the constrained housing figure for the plan period, these 466 dwellings have been carried forward for inclusion in the 5-year supply position. This figure has been averaged out over the 5-year period to add 93 dwellings to the supply for each of the 5 years, as shown in Table 17 below.

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 |
| Annual net housing target | 575 | 575 | 575 | 575 | 575 | 575 | 575 | 575 |
| Cumulative net housing requirement | 575 | 1150 | 1725 | 2300 | 2875 | 3450 | 4025 | 4600 |
| Net completions | 712 | 904 |  |  |  |  |  |  |
| Cumulative net completions | 712 | 1616 |  |  |  |  |  |  |
| Cumulative completions above housing requirement | 137 | 466 |  |  |  |  |  |  |
| Projected housing supply |  |  | 607 | 574 | 649 | 522 | 446 | 451 |
| Completions above housing requirement (average over 5 year supply period) |  |  |  | 93.2 | 93.2 | 93.2 | 93.2 | 93.2 |
| Total housing supply |  |  | 607 | 667 | 742 | 615 | 539 | 544 |

Table 17 – Supply calculation including net completions since 1 April 21

* 1. Table 18 below set outs the estimated 5-year supply position as of 1 April 2024. The supply position for the estimated year of adoption (2024/2025) is 5.15 years. This position will be updated when the data for the monitoring year 1 April 2023- 31 March 2024 is available from West Sussex County Council. This is expected in summer 2024.

|  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Projected Five Year Supply Position** | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 |
| Projected five year housing supply | 3171 | 3108 | 3215 | 3263 | 3486 | 3517 | 3551 | 3244 | 2932 | 2590 | 2412 | 2336 |
| Adjusted five year housing requirement (+buffer) | 3019 | 3019 | 3019 | 3019 | 3019 | 3019 | 3019 | 3019 | 3019 | 3019 | 3019 | 3019 |
| **Projected years housing supply** | **5.25** | **5.15** | **5.32** | **5.40** | **5.77** | **5.83** | **5.88** | **5.37** | **4.86** | **4.29** | **4.00** | **3.87** |

Table 18 – 5-year housing land supply estimate as at 1 April 24

* 1. The ‘Council’s suggested modifications schedule’ (SD10.01) sets out that this calculation will be updated to reflect future delivery above the housing requirement.

# **Monitoring and Review**

* 1. As shown in Table 18 the Plan has a 5-year housing land supply in the year of expected adoption,and on current estimates until the monitoring year 2031/32. These calculations will be updated at the point of each review of the 5-year housing land supply position and update to monitoring data. As the housing supply calculation requires the addition of a 5% buffer, the identified number of dwellings that the plan is able to deliver is effectively brought forward to earlier in the plan period.
  2. As referenced in paragraph 3.3 the submitted position is an estimate until the data for the monitoring year 2023/24 is available. This is expected by summer 2024 and therefore the 5YHLS position and the plan trajectory will likely be updated during the examination period.
  3. The phasing of sites may also be updated to reflect any new information made available to support evidence of start times or build-out rates. It is expected that some of the housing figures could deliver completions earlier than currently phased, however, these sites do not currently have the sufficient evidence required to be considered as deliverable as defined by the NPPF. Where sites are completing technical studies or are early on in the planning application process, and in cases where a Neighbourhood Plan is currently expected to allocate the figure, a delay has been built into the trajectory to ensure a robust position earlier in the plan period. Where further updates are available for strategic sites and/or allocations, phasing of these sites may also be updated during the examination period.
  4. Following the adoption of the Plan, the 5YHLS position will be updated annually. This will provide the opportunity to review the evidence supporting the deliverability of sites, include newly permitted sites, and review the progress of Neighbourhood Plans towards allocating sites to meet parish requirements (in accordance with policies H2 and H3).

# **Appendix A: Housing trajectory evidence and justification**

Outline – Outline planning permission

REM – Reserved matters permission

Full – Full/Detailed planning permission

PP – Planning permission

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Projected Housing Supply** | |  |  |  | | **Plan period**  **2023-39** | | **Phasing** | | | | | | |  |  |
| **Sites of 10+ dwellings currently under construction** | | | | |  | | **1561** | | **Estimated completions 2023/24** | **Years 1-5**  **(2024/25 – 2028/29)** | **Year 6 +** | |  | | |  | |
| **WSCC Ref** | **Comprising:** | **Parish** | **Planning Ref** | **Date Permitted** | |  | |  | |  | |  | | **Site phasing justification** | | **Planning/Delivery History** |
| O075 | Land On The North Side Of Shopwhyke Road, Shopwhyke | Oving | 11/05283/OUT 15/03720/OUT | Outline (09/08/13) Outline (18/11/16) REM (09/01/15) REM (21/06/16) | | 153 | | 60 | | 93 | | 0 | | Phasing is specific to site. Based on previous average build out rate. | | Outline PP granted August 2013 for 500 dwellings, REM approval June 2016 for 398 dwellings. Outline PP granted Nov 2016 for additional 85 dwellings. Site allocated in Local Plan: (Policy 16) for 500 homes.  78 completed 17-18.  66 delivered 18-19.  42 delivered 19-20.  79 delivered 20-21.  95 delivered 21-22.  72 delivered 22-23. |
| XV184 | Graylingwell (inc Kingsmead Avenue) | Chichester | 08/03533/OUT 10/05597/OUT 14/01018/OUT | Outline (19/08/09) Outline (28/11/12) REM (12/11/10) REM (04/07/13) REM (14/07/13) REM (08/01/16) Full (30/09/16) Full (26/10/16) | | 220 | | 44 | | 176 | | 0 | | Phasing is specific to site. Based on previous average build out rate. | | Outline PP (08/03533/OUT) granted for 750 dwellings in 2009. Separate outline (10/05597/OUT) for 43 dwellings granted for land at Kingsmead Avenue. Revised masterplan layout for up to 391 dwellings with detailed permission for 13 dwellings (amended to 231 dwellings following approval of 15/02506/REM for 160 dwellings).  Development in progress with 373 dwellings remaining in May 18.  65 delivered 18-19.  17 delivered 19-20.  47 delivered 20-21.  0 delivered 21-22.  34 delivered 22-23. |
| ZV244 | Land West Of Centurion Way And West Of Old Broyle Road | Chichester | 14/04301/OUT | Outline (11/04/18) REM (05/12/18) REM (04/10/19) | | 323 | | 150 | | 150 | | 0 | | Phasing is specific to site. Based on previous average build out rate and SoCG with developer. | | Part of site allocated in Local Plan: (Policy 15) for 1,600 homes . Resolution to permit as of 1 April 2018. S106 signed 11/04/18.  27 delivered 20-21.  132 delivered 21-22.  268 delivered 22-23. |
| O080 | Land To The South Of Oving Road/ B2144, Shopwhyke | Oving | 16/02254/OUT 19/01416/REM 20/02471/FUL | Outline (Aug 17) REM (Dec 19)  Full (16/06/21) | | 29 | | 29 | | 0 | | 0 | | Phasing is specific to site. Based on previous average build out rate. | | Outline PP granted on appeal Aug 2017 for 100 dwellings. REM approved Dec 2019. Full permission for 143 dwellings granted June 2021 (resulting in additional 43 dwellings on site).  10 delivered 20-21.  47 delivered 21-22.  57 delivered 22-23. |
| SY559 | Land East Of Manor Road Manor Road Selsey West Sussex | Selsey | 19/00321/FUL 22/02236/REM | Full (09/12/19) | | 124 | | 50 | | 74 | | 0 | | Phasing is specific to site. Based on previous average build out rate and SoCG with developer. | | Hybrid planning application - Phase 1 (Full application) comprising 119 residential dwellings, Outline planning application for Phase 2 for up to 74 dwellings and associated infrastructure (with all matters reserved).  35 delivered 22-23. |
| WH034 | Land North East of Graylingwell Park (Phase 2 Westhampnett/NE Chichester SDL) | Chichester | 16/03791/OUT & 18/01911/FUL (access) & 19/03191/REM | Outline (08/11/18) REM (01/07/21) | | 158 | | 45 | | 113 | | 0 | | Phasing is specific to site. Based on previous average build out rate and SoCG with developer. | | Planning Committee (15/11/17) resolution to grant outline permission subject to S106 agreement for up to 200 dwellings. S106 signed 06/11/18.  42 delivered 22-23. |
| KD090 | Land On The East Side Of Plaistow Road | Kirdford | 15/03367/FUL & 19/00086/FUL | Full (22/11/18) Full (30/11/19) | | 54 | | 11 | | 43 | | 0 | | Phasing is specific to site. Based on SoCG with developer, with adjustment to allow for delay on site in year 1 of construction. | | Planning Committee (13/12/2017) resolution to grant subject to S106 agreement for 54 dwellings to be delivered in 2 phase scheme. S106 signed 22/11/18. Replacement application permitted 30/11/19 with no phasing.  Site under construction. |
| O081 | Former Portfield Quarry And Uma House Shopwhyke Road Shopwhyke Chichester | Chichester | 19/02030/FUL | Full (12/06/2020) | | 81 | | 21 | | 60 | | 0 | | Phasing is specific to site. Based on SoCG with developer, with adjustment to remove earlier completions on site. | | Erection of 88 dwellings.  7 delivered 22-23. |
| CH107 | Land Adjoining A27 Scant Road West Hambrook | Chidham & Hambrook | 20/01826/FUL | Full (04/11/2021) | | 118 | | 18 | | 100 | | 0 | | Phasing is specific to site. Based on information from developer. | | Mixed use development comprising 118 dwellings.  Site under construction. |
| TG091 | The Yews, City Fields Way | Tangmere | 18/03143/FUL | Full (24/07/19) | | 38 | | 38 | | 0 | | 0 | | Phasing is specific to site. Developer update to confirm completion of site (except affordable housing plot) prior to 31st March 24. | | Site allocated in the Tangmere NP (Policy 5). Planning approved July 19. Erection of 39 dwellings.  Site under construction. |
| O084 | Woodfield House Tangmere Road | Tangmere | 23/00307/PA3MA | PN (24/03/23) | | 19 | | 19 | | 0 | | 0 | | Phasing is specific to site. Under construction, COU so units to be delivered with no phasing. | | Prior Approval for change of use of existing day nursery to 19 no. residential units falling within Class C3.  Site under construction. |
| SB380 | Land North of Cooks Lane Southbourne | Southbourne | 18/03145/OUT 22/00157/REM | Outline (02/03/20) REM (31/08/22) | | 199 | | 21 | | 178 | | 0 | | Phasing is specific to site. Based on SoCG with developer, with adjustment to allow for delay on site in year 1 of construction. | | Outline permission granted at appeal 02/03/20. REM permitted August 22 for 199 dwellings.  Site under construction. |
| SY562 | Park Farm Park Lane Selsey | Selsey | 20/00085/FUL | Full (20/05/2020) | | 38 | | 38 | | 0 | | 0 | | Phasing is specific to site. Under construction and nearly complete early March 24. Care home so all units to be completed in same year with no phasing. | | Construction of a 3 storey 70 bed care home. Contribution for C2 (Care Home) equivalent of 1.8 units to 1 dwelling (based on HDT ratios).  Site under construction. |
| WR121 | Greenways Nursery, Kirdford Road | Wisborough Green | 13/00744/FUL | Full (30/12/14) | | 7 | | 0 | | 0 | | 7 | | Phasing is specific to site. Based on previous completion trends. | | Planning permission granted on appeal Dec 2014 for stationing of 10 caravans. All hardstandings built.  1 delivered 18-19.  1 delivered 21-22.  7 remaining. |

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| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Projected Housing Supply** | | |  |  | **Plan period**  **2023-39** | **Phasing** | | |  |  |
| **Sites of 10+ dwellings with an outstanding detailed planning permission** | | | |  | **285** | **Estimated completions**  **2023/24** | **Years 1-5**  **(2024/25 – 2028/29)** | **Year 6 +** |  |  |
| **WSCC Ref** | **Comprising:** | **Parish** | **Planning Ref** | **Date Permitted** |  |  |  |  | **Site phasing justification** | **Planning History** |
| NM129 | Former Lowlands Nursery Lagness Road North Mundham | North Mundham | 20/01686/FUL | Full (11/08/2021) | 39 | 0 | 39 | 0 | Phasing is specific to site. Based on SoCG with developer. | Erection of 39 no. dwellings and associated development. Land in one private ownership with no major constraints to development. Permitted 11/08/21. |
| CC1412 | Warrendell, off Plainwood Close | Chichester | 98/02043/OUT 20/01164/REM | Outline (29/11/18) REM (16/07/21) | 21 | 0 | 21 | 0 | Phasing is specific to site. Based on SoCG with developer. | Planning Committee (11/10/2017) resolution to grant outline permission subject to S106 agreement for 21 dwellings. Permitted 29/11/18. S106 signed 29/11/18. Land in one private ownership with no major constraints to development. |
|  | Land South Of Lowlands North Mundham | North Mundham | 20/02989/FUL | Full (01/12/23) | 66 | 0 | 66 | 0 | Phased using average build out rate assumptions for site size 50-99 dwellings as calculated in LSH 5YHLS Critical Friend 1st April 23. | Resolution to grant permission at Planning Committee 08/09/21 subject to S106. S106 signed Dec 23. Land in one private ownership with no major constraints to development. |
| WE137 | Land North Of 30 To 56 Mill Road Westbourne | Westbourne | 20/01061/FUL | Full (02/02/23) | 12 | 0 | 12 | 0 | Phased using average build out rate assumptions for site size 10-49 dwellings as calculated in LSH 5YHLS Critical Friend 1st April 23. | Construction of 12 no new dwellings as an affordable housing exception site with associated car parking, improvements to play area and amenity space. Permitted 02/02/23. S106 signed 0202/23. |
| O075 | Phase 3A (Shopwhyke Care Site) Land On The North Side Of Shopwhyke Road Shopwhyke | Oving | 21/00258/FUL | Full (09/07/21) | 45 | 0 | 45 | 0 | Phasing is specific to site. Part of strategic allocation so surrounding infrastructure in place. Care home so all units to be completed in same year with no phasing. | Erection of 80 bedroom Care Home (C2 Use) with associated access and landscaping. Contribution for C2 (Care Home) equivalent of 1.8 units to 1 dwelling (based on HDT ratios). Permitted 09/07/21. |
| XV184 | Graylingwell Hospital Chichester | Chichester | 14/01018/OUT 22/01501/REM | Outline (21/03/18) REM (30/05/23) | 61 | 0 | 61 | 0 | Phasing is specific to site. Part of strategic allocation so surrounding infrastructure in place. Apartments so all units to be completed/delivered to market in same year with no phasing. | Outline application for Graylingwell Park including Kingsmead Avenue. 22/01501/REM for appearance, landscaping, layout and scale following Outline 14/01018/OUT - erection of class C2 assisted living/extra care accommodation. Permitted 30/05/23. HDT ratio not used as independent units. |
| CH109 | Chas Wood Nurseries Main Road Bosham | Chidham and Hambrook | 20/01854/OUT 23/01164/REM | Outline (17/10/22) REM (14/02/24) | 26 | 0 | 26 | 0 | Phased using average build out rate assumptions for site size 10-49 dwellings as calculated in LSH 5YHLS Critical Friend 1st April 23. | Outline permission for 26 no. dwellings with access, public open space, community orchard and other associated works (with all matters reserved except for access). Permitted at appeal 17/10/22. |
| BI170 | Field North West Of The Saltings, Crooked Lane | Birdham | 13/01391/FUL & 16/01809/FUL | Full (29/11/13) Full (14/10/16) | 15 | 0 | 0 | 15 | Phased using average build out rate assumptions for site size 10-49 dwellings as calculated in LSH 5YHLS Critical Friend 1st April 23. | Developer has obtained Certificate of Lawful Use (July 2017) demonstrating technical start on site. Phased outside of 1st 5 years due to ongoing CPO for access track. CPO made in May 2023, submitted, awaiting confirmation from DLUHC |

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Projected Housing Supply** | | |  |  | **Plan period**  **2023-39** | **Phasing** | | |  |  |
| **Sites of 10+ dwellings with outline planning permission** | | | |  | **412** | **Estimated completions 2023/24** | **Years 1-5**  **(2024/25 – 2028/29)** | **Year 6 +** |  |  |
| **WSCC Ref** | **Comprising:** | **Parish** | **Planning Ref** | **Date Permitted** |  |  |  |  | **Site phasing justification** | **Planning History** |
| LX135 | Land South Of Loxwood Farm Place High Street Loxwood | Loxwood | 20/01617/OUT | Outline (15/10/20) | 24 | 0 | 24 | 0 | Phasing is specific to site. Based on SoCG with developer. | Outline application with all matters reserved, except for Access for the erection of up to 24 no. residential dwellings. Permitted 15/10/20.  21/02093/REM submitted July 21 but held up due to water neutrality issue in the north of the plan area. |
| O075 | Land East Of Glenmore Business Park Longacres Way Chichester | Oving | 21/00594/OUT | Outline (21/01/22) | 23 | 0 | 23 | 0 | Phasing is specific to site. Based on SoCG with developer. | Outline Application (with all matters reserved except Access, Layout and Scale) for the development of 23 Assisted Living Apartments (C2 Use Class - Residential Institution) with associated access. Permitted 21/01/22. |
| WW362 | Land To The West Of Church Road Church Road West Wittering | West Wittering | 20/02491/OUT | Outline (22/04/2022) | 70 | 0 | 12 | 58 | Phasing is specific to site. Based on SoCG with developer. | Outline planning application for residential development of 70 dwellings (some matters reserved except for access). Permitted at appeal 22/04/22. |
| WW034 | Land Within The Westhampnett / North East Chichester Strategic Development Location (north Of Madgwick Lane) Chichester | Westhampnett | 20/02824/OUT | Outline (27/05/2022) | 165 | 0 | 165 | 0 | Phasing is specific to site. Build out rate reduced from developer expectations to average build out rate (site size 100-499 dwellings) for location, to allow for possible delays to schedule. REM application submitted, PPA in place to expedite decision in Q2 2024. | Outline Application with all matters reserved except for access for the residential development comprising up-to 165 dwellings. Permitted at appeal 27/05/22. |
| E056 | Earnley Concourse Clappers Lane Earnley Chichester | Earnley | 19/02493/OUT | Outline (30/05/2022) | 30 | 0 | 0 | 30 | Phased using average build out rate assumptions for site size 10-49 dwellings as calculated in LSH 5YHLS Critical Friend 1st April 23. | Outline planning application with all matters except Access reserved. Demolition of Earnley Concourse buildings and replacement with residential development of up to 32 no. dwellings. Permitted at appeal 30/05/22. |
| E057 | Land south of Clappers Lane, Earnley | Earnley | 20/03125/OUT | Outline (16/08/22) | 100 | 0 | 86 | 14 | Phased using average build out rate assumptions for site size 100+ dwellings as calculated in LSH 5YHLS Critical Friend 1st April 23. | Outline Application for the erection of up to 100 dwellings with associated access, landscaping and public open space. Permitted at appeal 16/08/22.  23/02916/REM submitted 02/01/24 pending consideration. 2 DOC applications currently pending decision. |

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| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Projected Housing Supply** | | |  |  | **Plan period**  **2023-39** | **Phasing** | | |  |  |
| **Permissions on small sites 5-9 dwellings** | | | |  | **33** | **Estimated completions 2023/24** | **Years 1-5**  **(2024/25 – 2028/29)** | **Year 6 +** |  |  |
| **WSCC Ref** | **Comprising:** | **Parish** | **Planning Ref** | **Date Permitted** |  |  |  |  | **Site phasing justification** | **Planning/Delivery History** |
| SB354 | Elmsleigh 30 First Avenue Southbourne | Southbourne | 16/00407/FUL | Full (25/05/16) | 5 | 5 | 0 | 0 | Site under construction. Assumes delivery will be complete within 1 year. | Proposed erection of 5 no. three bedroom dwellings with associated parking, bin and cycle stores.  Site under construction. |
| SB384 | Land North West Of 139 Main Road Southbourne | Southbourne | 20/02297/FUL | Full (23/06/22) | 8 | 0 | 8 | 0 | Phased assuming build will be complete within 1 year once construction started due to size of site. | Construction of 8 no. dwellings, access, landscaping and associated works. |
| HN044 | Land south of Reedbridge Farm | Hunston | 18/01320/FUL Site Allocation DPD Policy HN1 | DPD Allocation Full (16/09/18) | 3 | 2 | 1 | 0 | Site under construction with 4 dwellings completed. Remaining dwellings phased to deliver over 2 years as the site is self build. | Site allocated for 7 dwellings in Site Allocation DPD Proposed Submission (Policy HN1). Site suitability for housing and deliverability considered during examination of DPD. Full application now received and approved. CIL records show commencement as March 2019.  Site under construction. 4 dwellings complete. |
| NM126 | South Mundham Farm South Mundham Road South Mundham | North Mundham | 19/00677/FUL | Full (07/02/2020) | 2 | 2 | 0 | 0 | Site under construction with 4 dwellings completed. Remaining dwellings to be completed within 1 year. | Change of use of flint barns to 3 no. residential units and replacement of existing agricultural buildings with 3 no. residential units.  Site under construction. 4 dwellings complete. |
| SY561 | 99 - 101 High Street Selsey | Selsey | 22/02196/FUL | Full (29/11/2021) | 5 | 0 | 5 | 0 | Phased assuming build will be complete within 1 year once construction started due to size of site. | Erection of 5 no. flats in lieu of 1 no. flat and 2 no. maisonettes, including demolition of existing buildings. Alteration of design approved under permissions 18/00951/FUL and 18/00952/LBC. |
| YV318 | Land at Royal Close Chichester | Chichester | 20/02530/FUL | Full (19/01/2022) | 5 | 5 | 0 | 0 | Site under construction. Assumes delivery will be complete within 1 year. | Construction of 5 no. 1-bedroom elderly persons flats together with reconfigured car parking and the installation of replacement doors and windows on existing flats.  Site under construction. |
| E054 | Earnley Gardens Almodington Lane Almodington Earnley | Earnley | 20/03289/FUL | Full (11/02/2022) | 5 | 5 | 0 | 0 | Site under construction. Assumes delivery will be complete within 1 year. | Demolition of existing property (buildings 1-13) and construction of 5 no. dwellings with ancillary garages.  Site under construction. |

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| **Projected Housing Supply** |  |  | **Plan period**  **2023-39** | **Estimated completions 2023/24** | **Years 1-5**  **(2024/25 – 2028/29)** | **Year 6 +** |  |
| Permissions on small sites 4 or fewer dwellings | |  | 167 | 44 | 123 | 0 | Figure calculated using known permissions at 1st April 23, phased over 3 years. 44 dwellings per year. To update position to 1st April 24, additional 35 dwellings added from permissions granted since 1st April 23. |

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| **Projected Housing Supply** | |  |  |  | **Plan period**  **2023-39** | **Phasing** | | | |  |  |
| **Sites allocated in Local Plan 2014-2029** | | | |  | **2210** | **Estimated completions 2023/24** | **Years 1-5**  **(2024/25 – 2028/29)** | **Year 6 +** |  | |  |
| **WSCC Ref** | **Comprising:** | **Parish** | **Planning Ref** | **Date Permitted** |  |  |  |  | **Site phasing justification** | | **Planning History** |
| ZV244 | West of Chichester SDL (Phase 2) | Chichester | Chichester Local Plan Policy 15 22/01485/OUTEIA - | Outline (subject to S106) 10/01/24 | 850 | 0 | 386 | 464 | Phasing is specific to site. Delivery to start following completion of phase one. First two years on site total lower completions rate of 150 dwellings as S106 requires the delivery of an access route before any further dwellings are completed. | | Part of site allocated in Chichester Local Plan: Key Policies (Policy 15) for 1,600 homes (of which 1,250 homes should be delivered during Plan period). Site suitability for housing and deliverability considered during Local Plan examination.  Phase 1 well underway. Outline application for phase 2 of West of Chichester for the remaining 850 dwellings was permitted subject to S106 at planning committee in January 2024. |
| TG086 | Tangmere SDL | Tangmere | Chichester Local Plan Policy 18 20/02893/OUT | Outline (subject to S106) 16/08/23 | 1300 | 0 | 25 | 1275 | Phasing is specific to site. Based on SoCG with developer, with adjustment to allow for delay to start for any required works or infrastructure prior to construction. | | Site allocated in Chichester Local Plan: Key Policies (Policy 18) for 1,000 homes. Site suitability for housing and deliverability considered during Local Plan examination.  A Compulsory Purchase Order (CPO) was formally made on 28 October 2020. Outline application was permitted subject to S106 at Planning Committee on 31 March 2021. A public inquiry was held into the CPO between 7th-9th September 2021. The Inspector’s decision was received with the Compulsory Purchase Order confirmed subject to modification and a 6-week judicial review period ended on 3rd February 2022. On 30 March 2023, the Council made the Chichester District Council (Tangmere) (No 2) Compulsory Purchase Order 2023 in order to secure a small further area of land required for access to the SDL from the A27. A further Public Inquiry was held between 12 and 13 December 2023.The CPO has been confirmed subject to the modifications. The council has published the Notice of Confirmation for a 6 week period from 2 May 2024. |
| BO019 | Land at Highgrove Farm | Bosham | Site Allocation DPD Policy BO1 | Full (09/11/23) | 50 | 0 | 50 | 0 | Phasing is specific to site. Based on information from developer. Site is part of a permission for 300 dwellings - 21/00571/FUL. Have phased this part of site to deliver first. | | Site allocated for 50 dwellings in Site Allocation DPD Proposed Submission (Policy BO1). Site suitability for housing and deliverability considered during examination of DPD.  Site now part of permission 21/00571/FUL for 300 dwellings. |
| PS276 | Land north of Little Springfield Farm, Ifold | Plaistow & Ifold | Site Allocation DPD Policy PL1 |  | 10 | 0 | 0 | 10 | Phased using average build out rate assumptions for site size 10-49 dwellings as calculated in LSH 5YHLS Critical Friend 1st April 23. | | Site allocated for 10 dwellings in Site Allocation DPD Proposed Submission (Policy PL1). Site suitability for housing and deliverability considered during examination of DPD.  Site phased towards end of plan period as no application yet submitted. |

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| **Projected Housing Supply** | |  |  | **Plan period**  **2023-39** | **Phasing** | | |  |  |
| **Sites allocated in made Neighbourhood Plans** | | |  | **94** | **Estimated completions 2023/24** | **Years 1-5**  **(2024/25 – 2028/29)** | **Year 6 +** |  |  |
| **Comprising:** | **Parish** | **Planning Ref** | **Date Permitted** |  |  |  |  | **Site phasing justification** | **Planning History** |
| Land at Farm Close | Loxwood | Loxwood Neighbourhood Plan Policy 4 |  | 17 | 0 | 0 | 17 | Phased using average build out rate assumptions for site size 10-49 dwellings as calculated in LSH 5YHLS Critical Friend 1st April 23.  Site phased outside of 5 year period to allow for delay in submission of application. | Site allocated in the Loxwood NP (Policy 4) for indicative minimum of 17 dwellings. Site suitability for housing and deliverability considered during NP examination. |
| Tangmere Academy | Tangmere | Tangmere Neighbourhood Plan Policy 4 |  | 15 | 0 | 0 | 15 | Phased using average build out rate assumptions for site size 10-49 dwellings as calculated in LSH 5YHLS Critical Friend 1st April 23.  Site phased outside of 5 year period to allow for delay in submission of application. | Site proposed for redevelopment for housing in the Tangmere NP (Policy 4), dependent on provision of replacement primary school at Tangmere SDL. No indicative housing figures included in policy. Therefore potential site capacity been estimated, incorporating policy requirement that existing playing fields are retained as open space. Site suitability for housing and deliverability considered during NP examination. |
| Land to the West of Malcolm Road | Tangmere | Tangmere Neighbourhood Plan Policy 7 |  | 12 | 0 | 0 | 12 | Phased using average build out rate assumptions for site size 10-49 dwellings as calculated in LSH 5YHLS Critical Friend 1st April 23.  Site phased outside of 5 year period to allow for delay in submission of application. | Site allocated for uses including housing in the Tangmere NP (Policy 7). No indicative housing figures included in policy, therefore potential site capacity been estimated based on the housing potential as assessed in the SHLAA 2014. Site suitability for housing and deliverability considered during NP examination. |
| Clark's Yard, Billingshurst Road | Wisborough Green | Wisborough Green Neighbourhood Plan Policy SS3 |  | 11 | 0 | 0 | 11 | Phased using average build out rate assumptions for site size 10-49 dwellings as calculated in LSH 5YHLS Critical Friend 1st April 23.  Site phased outside of 5 year period to allow for delay in submission of application. | Site allocated for about 11 dwellings in Wisborough Green NP (Policy SS3) for the period 2015-2020. Site suitability for housing and deliverability considered during NP examination. |
| Land at the Roman Palace | Fishbourne | Fishbourne Neighbourhood Plan Policy SD2 |  | 15 | 0 | 0 | 15 | Phased using average build out rate assumptions for site size 10-49 dwellings as calculated in LSH 5YHLS Critical Friend 1st April 23.  Site phased outside of 5 year period to allow for delay in submission of application. | Site allocated for up to 15 dwellings in the Fishbourne NP (Policy SD2). Site suitability for housing and deliverability considered during NP examination. |
| Land at Townfield | Kirdford | Kirdford Neighbourhood Plan Policy KSS2a |  | 6 | 0 | 0 | 6 | Phased assuming build will be complete within 1 year once construction started due to size of site.  Site phased outside of 5 year period to allow for delay in submission of application. | Site allocated in the Kirdford NP 2014 (Policy KSS2a) for between 6 and 10 residential units. Site suitability for housing and deliverability considered during NP examination. |
| Land at Cornwood and/or School Court | Kirdford | Kirdford Neighbourhood Plan Policy KSS5 |  | 9 | 0 | 0 | 9 | Phased assuming build will be complete within 1 year once construction started due to size of site.  Site phased outside of 5 year period to allow for delay in submission of application. | Site allocated in the Kirdford NP (Policy KSS5) for a minimum of 9 dwellings. Site suitability for housing and deliverability considered during NP examination. |
| Land adjacent to Chantry Hall, Foxbury Lane | Westbourne | Westbourne Neighbourhood Plan Policy SS3 |  | 6 | 0 | 0 | 6 | Phased assuming build will be complete within 1 year once construction started due to size of site.  Site phased outside of 5 year period to allow for delay in submission of application. | Site allocated for minimum of 6 dwellings in Westbourne NP. Site suitability for housing and deliverability considered during NP examination. |
| Land at The Old Granary | Boxgrove | Boxgrove Neighbourhood Plan Policy H5 |  | 3 | 0 | 0 | 3 | Phased assuming build will be complete within 1 year once construction started due to size of site.  Site phased outside of 5 year period to allow for delay in submission of application. | Site allocated for between 3 and 6 dwellings in Boxgrove NP. Site suitability for housing and deliverability considered during NP examination |

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| **Projected Housing Supply** |  |  | **Plan period**  **2023-39** |  |
| Windfall | |  | 720 | 60 dwellings per year from 27/28 to end of plan period. |

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| **Projected Housing Supply** | |  |  | **Plan period**  **2023-39** | **Phasing** | | |  |  |
| **New Strategic and Parish Allocations** | | |  | **2644** | **Estimated completions 2023/24** | **Years 1-5**  **(2024/25 – 2028/29)** | **Year 6 +** |  |  |
| **Comprising:** | **Parish** | **Policy Ref** |  | **Remaining Figure to Allocate** |  |  |  | **Site phasing justification** | **Planning History** |
| Chichester City | Chichester | Policy A2 |  | 260 | 0 | 0 | 260 | Phased using average build out rate assumptions for Chichester city as shown in Appendix B Assumes half of number will come from sites 50-99 dwellings and half from 10-49 dwellings based on available sites in HELAA. Larger site phasing at end of plan period. | Sites reviewed as part of HELAA process. |
| Southern Gateway | Chichester | Policy A4 & A5 |  | 180 | 0 | 0 | 180 | The information on phasing has been derived from various sources including on-going work with the promoters, details supplied as part of reps the Reg 19 LP consultation stage etc, plus technical assessments where these are available.  Phased using average build out rate assumptions for Chichester City PDL sites, as shown in Appendix B Site of 70 dwellings likely to come forward 1st. | Work ongoing with developers, representations made throughout LP process, technical assessments completed/underway. |
| East of Chichester | Oving | Policy A8 |  | 680 | 0 | 30 | 650 | The information on phasing has been derived from various sources including on-going work with the promoters, details supplied as part of reps the Reg 19 LP consultation stage etc, plus technical assessments where these are available.  Phased using average build out rate assumptions for Chichester city, with minor uplift for 2nd developer on site. Nearby strategic allocations have delivered at similar rates. | Work ongoing with developers, representations made throughout LP process, technical assessments completed/underway. |
| Maudlin Farm | Westhampnett | Policy A10 |  | 265 | 0 | 0 | 265 | The information on phasing has been derived from various sources including on-going work with the promoters, details supplied as part of reps the Reg 19 LP consultation stage etc, plus technical assessments where these are available. | Work ongoing with developers, representations made throughout LP process, technical assessments completed/underway. |
| Highgrove Farm Bosham | Bosham | Policy A11 |  | 0 | 0 | 0 | 0 | Site now has permission. | N/A |
| Chidham & Hambrook | Chidham & Hambrook | Policy A12 |  | 0 | 0 | 0 | 0 | Housing requirement for parish is now covered by permissions. | N/A |
| Southbourne | Southbourne | Policy A13 |  | 823 | 0 | 0 | 823 | The information on phasing has been derived from various sources including on-going work with the promoters, details supplied as part of reps the Reg 19 LP consultation stage etc, plus technical assessments where these are available.  Assumes at least 2 developers on site. | Sites reviewed as part of HELAA process |
| Loxwood | Loxwood | Policy A15 |  | 188 | 0 | 0 | 188 | Phased using average build out rate assumptions for site size 50-99 dwellings in North of Plan Area as shown in Appendix B. | 32 dwellings of 220 allocation have been permitted prior to submission. Remaining numbers phased for end of plan period as expected to be delivered through a Neighbourhood Plan. |
| Boxgrove | Boxgrove | Policy H3 |  | 50 | 0 | 0 | 50 | Phased using average build out rate assumptions for site size 10-49 dwellings in East-West Corridor as shown in Appendix B. | Numbers phased for end of plan period as expected to be delivered through a Neighbourhood Plan. |
| Westbourne | Westbourne | Policy H3 |  | 18 | 0 | 0 | 18 | Phased using average build out rate assumptions for site size 10-49 dwellings in East-West Corridor as shown in Appendix B. | 12 dwellings of 30 allocation have been permitted prior to submission. Remaining numbers phased for end of plan period as expected to be delivered through a Neighbourhood Plan. |
| Fishbourne | Fishbourne | Policy H3 |  | 30 | 0 | 0 | 30 | Phased using average build out rate assumptions for site size 10-49 dwellings in East-West Corridor as shown in Appendix B. | Numbers phased for end of plan period as expected to be delivered through a Neighbourhood Plan. |
| North Mundham | North Mundham | Policy H3 |  | 0 | 0 | 0 | 0 | Housing requirement for parish is now covered by permissions. |  |
| Kirdford | Kirdford | Policy H3 |  | 50 | 0 | 0 | 50 | Phased using average build out rate assumptions for site size 10-49 dwellings in North of Plan Area as shown in Appendix B. | Numbers phased for end of plan period as expected to be delivered through a Neighbourhood Plan. |
| Plaistow and Ifold | Plaistow and Ifold | Policy H3 |  | 25 | 0 | 0 | 25 | Phased using average build out rate assumptions for site size 10-49 dwellings in North of Plan Area as shown in Appendix B. | Numbers phased for end of plan period as expected to be delivered through a Neighbourhood Plan. |
| Wisborough Green | Wisborough Green | Policy H3 |  | 75 | 0 | 0 | 75 | Phased using average build out rate assumptions for site size 10-49 dwellings in North of Plan Area as shown in Appendix B. | Numbers phased for end of plan period as expected to be delivered through a Neighbourhood Plan. |

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| **Projected Housing Supply** | | |  |  | **Plan period**  **2023-39** | **Phasing** | | |  |  |
| **Sites of 5+ dwellings permitted after 1st April 23** | | | |  | **1010** | **Estimated completions 2023/24** | **Years 1-5**  **(2024/25 – 2028/29)** | **Year 6 +** |  |  |
| **WSCC Ref** | **Comprising:** | **Parish** | **Planning Ref** | **Date Permitted** |  |  |  |  | **Site phasing justification** | **Planning History** |
| CH113 | Land East of Broad Road, Nutbourne | Chidham & Hambrook | 20/03320/OUTEIA | Outline (29/08/23) | 132 | 0 | 0 | 132 | Phased using average build out rate assumptions for site size 100+ dwellings as calculated in LSH 5YHLS Critical Friend 1st April 23. | Planning permission granted at appeal 29/08/23 for 132 dwellings. REM application must be submitted within 2 years of permission. |
| CH114 | Land West of Drift Lane, Chidham | Chidham & Hambrook | 20/03321/OUTEIA | Outline (29/08/23) | 68 | 0 | 0 | 68 | Phased using average build out rate assumptions for site size 50-99 dwellings as calculated in LSH 5YHLS Critical Friend 1st April 23. | Planning permission granted at appeal 29/08/23 for 68 dwellings. REM application must be submitted within 2 years of permission. |
| CH115 | Land at Flat Farm, Broad Road, Hambrook | Chidham & Hambrook | 20/03378/OUT | Outline (31/08/23) | 30 | 0 | 17 | 13 | Phased using average build out rate assumptions for site size 10-49 dwellings as calculated in LSH 5YHLS Critical Friend 1st April 23. | Planning permission granted at appeal 31/08/23 for 30 dwellings. REM 23/02730/REM submitted 15/12/23 pending consideration. 1 DOC permitted. 1 DOC pending decision. |
| LX138 | Land South West Of Willets Way Willetts Way | Loxwood | 23/01104/FUL | Full (15/08/23) | 5 | 0 | 5 | 0 | Phased assuming build will be complete within 1 year once construction started due to size of site. | Planning permission granted 15/08/23 for 5 dwellings. 1 NMA and 3 DOC permitted. |
| LX139 | Land West Of Guildford Road | Loxwood | 20/01977/FUL | Full (16/08/23) | 27 | 0 | 27 | 0 | Phased using average build out rate assumptions for site size 10-49 dwellings as calculated in LSH 5YHLS Critical Friend 1st April 23. | Planning permission granted 16/08/23 for 27 dwellings. 10 DOC permitted, 1 DOC pending decision. 1 variation of condition pending consideration. |
| SB393 | G & R Harris, Main Road, Nutbourne | Southbourne | 22/01283/FULEIA | Full (18/09/23) | 103 | 0 | 103 | 0 | Phased using average build out rate assumptions for site size 100+ dwellings as calculated in LSH 5YHLS Critical Friend 1st April 23. | Planning permission granted on appeal 18/09/23 for 103 dwellings. |
| WE135 | Land to the west of Monk's Hill | Westbourne | Westbourne Neighbourhood Plan Policy SS1 22/00209/FUL | Full (18/10/23) | 9 | 0 | 9 | 0 | Phasing assumes delivery will take 2 years, based on site of similar size recently completed in the parish. | Site allocated for minimum of 6 dwellings in Westbourne Neighbourhood Plan. Site suitability for housing and deliverability considered during neighbourhood plan examination.  Planning permission granted for 9 dwellings 18/10/23. 1 DOC pending consideration. |
| BO319 | Highgrove Farm | Bosham | 21/00571/FUL | Full (09/11/23) | 250 | 0 | 125 | 125 | Phasing is specific to site. Based on information from developer but with reduced build out rate to allow for delays. Site is part of a permission for 300 dwellings, 50 of which were allocated in the DPD. Have phased the remaining 250 dwellings to deliver following the above 50. | Planning permission granted on appeal 09/11/23 for 300 dwellings. Discharge of obligation for S106 pending consideration. |
| O084 | Woodfield House Tangmere Road | Tangmere | 23/02163/PA3MA | Full (20/12/23) | 18 | 0 | 18 | 0 | Phased using average build out rate assumptions for site size 10-49 dwellings as calculated in LSH 5YHLS Critical Friend 1st April 23. | Change of use of existing Class E accommodation within existing vacant day nursery floorspace to create 18 no. flats. Permitted 20/12/23. |
| BI208 | Land Off Main Road | Birdham | 21/01830/OUT | Outline (09/02/24) | 150 | 0 | 0 | 150 | Phased using average build out rate assumptions for site size 100+ dwellings as calculated in LSH 5YHLS Critical Friend 1st April 23. | Planning permission granted at appeal 09/02/24 for 150 dwellings. |
| NM132 | Charmans Field | North Mundham | 22/02191/OUT | Outline (subject to S106) 06/03/24 | 94 | 0 | 0 | 94 | Phased using average build out rate assumptions for site size 50-99 dwellings as calculated in LSH 5YHLS Critical Friend 1st April 23. | Planning permission granted 06/03/24 subject to S106 for 94 dwellings. |
|  | Four Acre Nursery Cooks Lane | Southbourne | 22/01903/OUT | Outline (subject to S106) 06/03/24 | 40 | 0 | 0 | 40 | Phased using average build out rate assumptions for site size 10-49 dwellings as calculated in LSH 5YHLS Critical Friend 1st April 23. | Planning permission granted 06/03/24 subject to S106 for 40 dwellings. |
|  | Land To The North Of Penny Lane Penny Lane Hermitage | Southbourne | 23/00024/OUT | Outline (subject to S106) 06/03/24 | 84 | 0 | 0 | 84 | Phased using average build out rate assumptions for site size 50-99 dwellings as calculated in LSH 5YHLS Critical Friend 1st April 23. | Planning permission granted 06/03/24 subject to S106 for 84 dwellings. |

**Appendix B: Average build-out rates (BOR) by Plan Sub-Area**[[11]](#footnote-11)

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| Average BOR (greenfield and PDL) by site size and sub area 2012-2023 - CDC Plan Area North | | | | |
|  | PDL | | Greenfield | |
| **Site size** | Data points | Avg BOR (units/year) | Data points | Avg BOR (units/year) |
| 1-9 Dwellings | 44 | 0.9 | 11 | 0.9 |
| 10 - 49 Dwellings | 1 | 21.5 | 3 | 11.5 |
| 50 - 99 Dwellings | N/A | N/A | 1 | 50.0 |
| 100 - 499 Dwellings | N/A | N/A | N/A | N/A |

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| Average BOR (greenfield and PDL) by site size and sub area 2012-2023 - CDC Chichester City | | | | |
|  | PDL | | Greenfield | |
| **Site size** | Data points | Avg BOR (units/year) | Data points | Avg BOR (units/year) |
| 1-9 Dwellings | 133 | 2.0 | 10 | 2.3 |
| 10 - 49 Dwellings | 12 | 16.9 | 4 | 24.3 |
| 50 - 99 Dwellings | 6 | 42.3 | 3 | 33.9 |
| 100 - 499 Dwellings | 5 | 47.4 | 2 | 60.3 |

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| Average BOR (greenfield and PDL) by site size and sub area 2012-2023 - CDC East West Corridor | | | | |
|  | PDL | | Greenfield | |
| **Site size** | Data points | Avg BOR (units/year) | Data points | Avg BOR (units/year) |
| 1-9 Dwellings | 106 | 1.2 | 49 | 0.7 |
| 10 - 49 Dwellings | 10 | 13.4 | 14 | 17.6 |
| 50 - 99 Dwellings | 5 | 36.5 | 4 | 29.6 |
| 100 - 499 Dwellings | 1 | 40.0 | 7 | 43.5 |

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| Average BOR (greenfield and PDL) by site size and sub area 2012-2023 - CDC Manhood Peninsula | | | | |
|  | PDL | | Greenfield | |
| **Site size** | Data points | Avg BOR (units/year) | Data points | Avg BOR (units/year) |
| 1-9 Dwellings | 146 | 1.2 | 61 | 0.9 |
| 10 - 49 Dwellings | 8 | 15.4 | 6 | 17.5 |
| 50 - 99 Dwellings | N/A | N/A | 3 | 17.7 |
| 100 - 499 Dwellings | N/A | N/A | 4 | 31.2 |

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1. Data for 2023/24 is based on a predicted position which will be updated when data is available, anticipated to be late summer/ early autumn. [↑](#footnote-ref-1)
2. The predicated completions data is based on an analysis of council tax records and site promoter/ developer information. [↑](#footnote-ref-2)
3. 022 Reference ID: 68-022-20190722 [↑](#footnote-ref-3)
4. 13 sites over 5 dwellings permitted since 1 April 2023, totalling 1,010 dwellings [↑](#footnote-ref-4)
5. Note the formatting of the table has been amended from that shown in Policy H1 for clarity [↑](#footnote-ref-5)
6. Carried forward in this Local Plan (see Policy H2 Strategic Locations/ Allocations 2021 – 2039) [↑](#footnote-ref-6)
7. Carried forward in this Local Plan (see Policy H2 Strategic Locations/ Allocations 2021 – 2039) Site Allocations DPD 2014-2029) [↑](#footnote-ref-7)
8. Appendix 5 of the HELAA sets out plan area residential capacity by parish [↑](#footnote-ref-8)
9. An additional 250 to the 50 allocated in the Policy BO1 Site Allocation DPD 2014 – 2029 (total of 300) [↑](#footnote-ref-9)
10. ‘Time taken from the first permission granted on site which led to the first dwelling being completed’ – LSH Critical Friend April 24 [↑](#footnote-ref-10)
11. BORs calculated by Lambert Smith Hampton using completions data from 2012-2023. [↑](#footnote-ref-11)