

Chichester Local Plan Examination – CDC Written Update
Note following Day 5 Hearing session 4c.

Matter 4c

Written Note on Small Sites

November 2024

- 1.1 In response to the discussion at Hearing Day 5, Matter 4c, in relation to small sites and the council’s response to Q.70 of the MIQs, a note was requested to provide an estimate of the number of dwellings that may come forward on small sites through Neighbourhood Plans.
- 1.2 The council’s response to ‘Q.70 Would at least 10% of the housing requirement be accommodated on sites no larger than **one hectare to be consistent with NPPF 69?**’ set out an update to Table 15 of the Housing Supply Background Paper (BP07). This confirmed that approximately 1,398 dwellings (including windfall) of the 10,350 housing requirement were expected to be delivered through sites of no larger than one hectare, with Neighbourhood Plans being likely to deliver further sites.
- 1.3 To provide an estimate of the number of dwellings that may come forward on small sites through Neighbourhood Plans, a review of the sites in the Housing and Economic Land Availability Assessment (HELAA) (2021) (H09) has been completed. Sites under one hectare, and categorised as developable in the HELAA 2021, located in parishes that are bringing forward a neighbourhood plan to deliver their parish housing requirement, a total of 296 dwellings have the potential to come forward.
- 1.4 A further update to Table 15 of the Housing Supply Background Paper (BP07) is provided below. This shows that delivery on all of these sites could meet the required 10% without the inclusion of windfall sites, however this is considered unlikely. As set out in BP07, the council are able to evidence consistent delivery of small windfall sites, and therefore consider this a reliable source to support the need for 10% of housing requirement to be delivered on sites no larger than one hectare.

Supply from sites no larger than one hectare	No. dwellings inc windfall	No. dwellings inc HELAA sites	Combined Windfall and HELAA
Completions 1st April 2021 - 31st March 2024	228	228	
Planning permissions as of 1 April 2024	418	418	
Sites allocated in Site Allocations DPD and made Neighbourhood Plans	104	104	
Windfall	648		
Developable sites on HELAA 2021 - Neighbourhood Plan parishes		296	
Total from sites of 1ha or less	1398	1046	1694
Total requirement	10350	10350	10350
Percentage of dwellings on sites of 1ha or less	14%	10%	16%

Updated Table 15