



- ▶ **Options Document**
- ▷ Initial Draft Core Strategy
- ▷ Proposed Submission Core Strategy
- ▷ Submission Core Strategy
- ▷ Adopted Core Strategy

Housing Numbers and Locations

Technical Paper 2

Housing Locations



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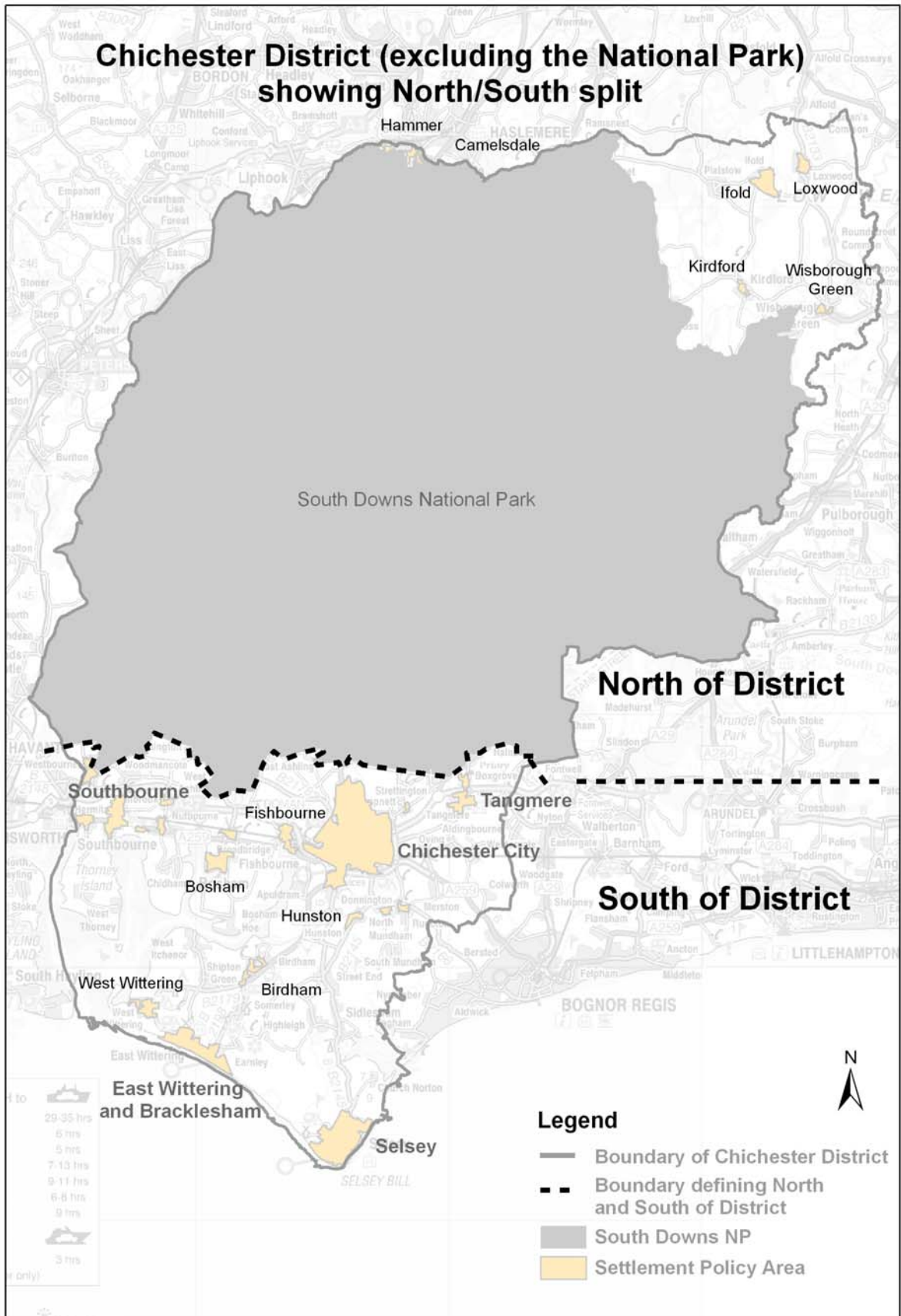
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1. Introduction

- 1.1 This technical paper has been prepared to accompany the Chichester District Council Housing Numbers and Options Consultation Document 2011, which is a key stage in the preparation of the Chichester Local Development Framework (LDF) Core Strategy. It provides technical background information relating to the options for housing locations over the Plan period to 2028 as set out in Chapter 6 of the Consultation Document. This paper is designed to assist consultees in responding to the consultation questions relating to Housing Locations included in Chapter 7 of the Consultation Document.
- 1.2 An accompanying paper, Technical Paper 1: Housing Numbers, provides a detailed explanation of options for overall housing numbers that the Council is proposing for the South of the District and the North of the District (excluding the National Park).

2. Context

- 2.1 National planning guidance indicates that the Core Strategy is the key document within the LDF and should set out a clear strategy for locating and delivering housing development. It should provide a broad indication of how much housing will be planned for different settlements and areas and should identify any key strategic locations proposed for major new development.
- 2.2 From April 2011, the South Downs National Park Authority (SDNPA) has become the statutory planning authority for the National Park area, and will be preparing its own separate Local Development Framework. The Core Strategy being prepared by the District Council will only cover the parts of the District outside the National Park. For the purpose of assessing housing numbers, the District has been divided into two sub-areas.
- **South of the District** – covers the area south of the National Park, including Chichester City and the Coast. This includes the 'settlement hubs' of East Wittering & Bracklesham, Selsey, Southbourne and Tangmere.
 - **North of the District (excluding the National Park)** – covers the villages of Camelsdale, Hammer, Ifold, Kirdford, Loxwood, Plaistow and Wisborough Green.
- 2.3 The map below shows the sub-areas defined above.
- 2.4 For the North of the District (excluding the National Park), the overall housing targets under consideration are relatively low. Therefore, the Core Strategy will only indicate the overall number of homes to be planned, with specific sites to be identified in later local/neighbourhood plan documents. Locations for housing in the North of the District are therefore not considered in this technical paper.



2.5 For the South of the District, the housing requirements are much higher and, whichever housing target is eventually agreed, planning to meet this scale of housing will present a greater range of options and challenges. The Consultation Document sets out five different options for locating potential housing growth in the South of District over the proposed plan period to 2028. The options for housing locations seek to accommodate the range of housing numbers proposed elsewhere in the Consultation Document. These housing targets are listed below and are explained in more detail in Technical Paper 1.

- Target Option A 305 net dwellings a year
- Target Option B 330 net dwellings a year
- Target Option C 355 net dwellings a year
- Target Option D 380 net dwellings a year
- Target Option E 415 net dwellings a year

3. National Planning Guidance

3.1 Planning Policy Statement 3 (PPS3) 'Housing': states that the LDF should set out a strategy for the planned location of new housing which contributes to the achievement of sustainable development. It indicates that the process of identifying broad locations and specific sites should take into account a range of criteria:

- the spatial vision for the local area and objectives set out in the relevant Regional Spatial Strategy;
- evidence of levels of need and demand for housing as well as the availability of suitable, viable sites for housing development;
- the contribution to cutting carbon emissions from focusing new development in sustainable locations (e.g. with good public transport/ accessibility by non-car modes, potential for renewable and low-carbon energy etc);
- physical, environmental, land ownership, land-use, investment constraints or risks associated with broad locations or specific sites;
- options for accommodating new housing growth, taking into account opportunities for, and constraints on, development;
- accessibility of proposed development to existing local community facilities, infrastructure and services, including public transport;
- the need to provide housing in rural areas, not only in market towns and local service centres, but also in villages in order to enhance or maintain their sustainability;
- the need to develop mixed, sustainable communities across the wider local authority area as well as at neighbourhood level.

3.2 PPS3 requires local planning authorities to plan for housing delivery over a period of at least 15 years, and aim to identify a supply of specific, developable sites over at least the first 10 years. To assist with this, authorities are expected to undertake Strategic Housing Land Availability Assessments (SHLAAs) to identify potential sites and to assess their deliverability.

4. Approach to Developing Options for Housing Locations

- 4.1 The Council's approach to developing options for housing locations in the South of the District has taken account of a number of factors:
- Guidance on how the area should develop and the role of individual settlements, as indicated in the South East Plan and the District's Sustainable Community Strategy 'Chichester – A Very Special Place';
 - Evidence relating to the pattern of demand and need for housing across the area; and
 - Evidence relating to the potential future supply of housing across the area, including assessment of past housing delivery, current land availability, and identified environmental and infrastructure constraints in different locations.
- 4.2 This information has been drawn together in a detailed examination of housing potential in different locations, leading to the development of options for housing locations, which are set out in detail later in this technical paper.

5. The South East Plan

- 5.1 Under current planning regulations, the Core Strategy must be in "general conformity" with the Regional Spatial Strategy, the South East Plan. This sets out the broad strategic planning framework for the Core Strategy, and specifies the number of additional homes to be provided in the District from 2006 to 2026. The South East Plan divides Chichester District into two parts. The southern part of the District falls within the Sussex Coast sub-region, where the strategic focus is on promoting sustainable economic growth and regeneration. This area is equivalent to the South of the District as defined in this consultation and is the focus for this technical paper.
- 5.2 South East Plan Policy SCT1 sets out an overarching strategy for the Sussex Coast area, listing principles that should guide the location of housing and other development. The policy states that development in Chichester District should provide for sustainable urban extensions at Chichester City or, if this is not possible, in other suitable and deliverable locations in the District. More generally, it indicates that development should respond to the different needs, opportunities and characteristics of each town, or group of towns and all sections of their communities, to achieve a better balance between housing and the local economy, whilst protecting and enhancing the sub-region's high environmental quality.
- 5.3 Policy SCT5 provides further guidance on housing distribution, stating that most housing development should be focused on existing towns by optimising the use of previously developed land and, where necessary, by making new land allocations as sustainable extensions of existing towns (including appropriate provision for employment uses, local services and facilities and open space).
- 5.4 Whilst the South East Plan sets a specific housing provision figure for Chichester District, it also allows for local authorities some flexibility in preparing their plans and also highlights issues of sustainability, environmental capacity and infrastructure. In particular, Policy NRM5 indicates that where there is conflict

between housing provision/distribution and protection to sites of international nature conservation importance protected under the Habitats Directive, it may be necessary to depart from the South East Plan in terms of housing numbers or distribution. Policy NRM2 (Water Quality) also highlights that compliance with environmental water quality standards and objectives required by European Directives may be an overriding requirement, whilst Policy CC7 (Infrastructure and Implementation) states that the scale and pace of development is dependent upon sufficient infrastructure capacity being deliverable to meet the needs of new development.

- 5.5 The options for housing locations set out in the Housing Numbers and Locations consultation aim as far as possible to meet this strategic guidance on development locations. As required in the national planning guidance, options for the distribution of housing have been developed based on a detailed examination of development constraints, land availability, and the character and needs of the main settlements across the South of the District.

6. The Sustainable Community Strategy and Role of Settlements

- 6.1 It is important that planned housing should reflect as far as possible the characteristics, needs and aspirations of different settlements, so as to deliver development that will support their different roles and functions. National planning guidance (PPS12)¹ indicates that Core Strategies should reflect the local priorities set out in Sustainable Community Strategies and deliver corporate and community aspirations.
- 6.2 The Sustainable Community Strategy (SCS), 'Chichester – A Very Special Place' published in April 2009, sets out a shared vision for the District over the next 20 years. The strategy recognises that natural communities have developed across the District and have developed into 'hubs' based around housing, shopping, businesses and facilities. In the South of the District, the identified settlement hubs are:
- Chichester City
 - Selsey
 - East Wittering and Bracklesham
 - Southbourne
 - Tangmere
- 6.3 In assessing potential options for future housing, the Council's general approach has been to aim to focus larger scale development towards the settlement hubs as set out below.

Chichester City

- 6.4 The City is the largest and most sustainable settlement in the District. It is the main focus for the South of the District, providing a wide range of higher order services and facilities – employment, shopping, education, health, entertainment, arts and culture. It also performs the role of a sub-regional centre serving a wider

¹ Planning Policy Guidance Note 12: Local Spatial Planning, June 2008

catchment area beyond the District. In view of its size and facilities, the City forms an obvious focus for further housing development. In the South East Plan, it is identified as the preferred location for strategic development. The City has undergone major growth in the past 20 years, and further major development is already identified in the period to 2016, with around 1,000 additional homes planned at the former Graylingwell Hospital Site and Roussillon Barracks. There is recognition, however, that further growth needs to be balanced against the need to retain and respect the historic character of the City. Development potential is also subject to a number of environmental and infrastructure constraints (see Section 9 of this paper).

Other Settlement Hubs

- 6.5 The other settlement hubs (Selsey, East Wittering/Bracklesham, Southbourne and Tangmere) have provided the main focus for identifying housing locations away from Chichester City. However, the SCS recognises that the hubs vary considerably in their size, character and current level of facilities, and the same is true in terms of future development potential. The larger hubs (Selsey and East Wittering/ Bracklesham) already provide substantial shopping areas, and a wide range of other facilities, whereas the smaller hubs (Southbourne and, especially, Tangmere) currently provide more restricted amenities, although future development may enable provision of a wider range of facilities.

Smaller Settlements

- 6.6 Beyond the settlement hubs, the South of the District contains a large number of smaller settlements, ranging from villages with Settlement Policy Area² boundaries to more dispersed settlements and smaller hamlets. Both for reasons of sustainability and to conform with the SCS vision, the Council does not consider it appropriate to seek to locate large scale housing away from the defined settlement hubs.
- 6.7 However, it is considered desirable to provide some smaller scale housing in other settlements to meet local requirements (particularly in terms of affordable housing) and also to help support local facilities such as shops and primary schools. As previously noted, the Core Strategy will not be prescriptive about the exact amount of housing that should be provided in each settlement, but will set out general guidelines indicating the scale of housing to be planned for in different locations. The general approach will focus housing development primarily on the larger and/or more accessible villages that provide or are in close proximity to basic local facilities serving everyday needs.
- 6.8 The Council is preparing an updated Assessment of Community Facilities³, which assesses the availability of key local facilities, such as shops, schools, GPs/medical centres, community halls, sports pitches/recreation areas and industrial/employment areas. The study also considers public transport availability and frequency (bus and train). The Assessment will assist in

² Settlement Policy Areas (SPAs) are used to define village boundaries for planning purposes; outside SPAs housing development will not normally be permitted. Current SPA boundaries are defined in the 1999 Chichester District Local Plan.

³ Chichester Assessment of Community Facilities (in preparation – not yet published)

determining which settlements have potential for some new housing development and will allow this to be planned for in a sustainable way through local/neighbourhood planning.

- 6.9 The growth potential and development constraints associated with the main settlements are set out in more detail in Appendix 1 of this paper.

7. Housing Demand and Need

- 7.1 Future housing provision will need to address demands for both market and affordable housing. The Local Housing Requirements Study⁴ has provided recommendations on the overall levels of additional housing likely to be required across the South of the District in the period to 2031, these are set out in Technical Paper 1. However, assessing where demands for housing will fall is more complex. It will depend not only on the preferences of households wishing to find accommodation but also on their ability to access suitable housing and their flexibility in terms of locations. This in turn will be affected by supply side factors influencing the availability of housing, as well as by the operation of the housing market and issues of affordability.
- 7.2 Table 1 shows the distribution of households across the South of the District by settlement and sub-area at the 2001 Population Census. This provides a very rough proxy measure for potential levels of demand for future housing in different locations. The figures indicate that 39% of households are resident in Chichester City, 33% in the other settlement hubs, and the remaining 28% in the smaller rural parishes.

Table 1: Distribution of Households in South of District (2001)

| Settlement/Sub-Area* | No. Households | % of South of District total |
|--------------------------------|-----------------------|-------------------------------------|
| Settlement Hubs | | |
| Chichester City | 11,617 | 38.9% |
| East Wittering/Bracklesham | 1,804 | 6.0% |
| Selsey | 4,401 | 14.7% |
| Southbourne | 2,595 | 8.7% |
| Tangmere | 963 | 3.2% |
| Other areas | | |
| Rest of Bournes area | 3,747 | 12.6% |
| N Manhood/E of Chichester | 1,997 | 6.7% |
| South Manhood area | 2,730 | 9.1% |
| SOUTH OF DISTRICT TOTAL | 29,854 | 100% |

* See Appendix 2 for a detailed definition of sub-areas.

Source: Population Census 2001

⁴ Chichester District Local Housing Requirements Study (report prepared by DTZ), August 2011

7.3 The distribution of local housing need (i.e. the need for affordable housing) can be assessed more accurately, based on the accommodation requirements of households on the Council's Housing Register, which are available at a parish level. Table 2 presents figures showing net housing need, based on the parish figures from the Housing Register, together with information on planned affordable housing provision. Compared with the overall household figures, there is a relatively higher concentration of housing need in the larger settlements, particularly Chichester City which accounts for 42% of the unmet need in the South of the District.

Table 2: Distribution of Net Housing Need in South of District (March 2011)

| Settlement/Sub-Area* | Net Affordable Housing Need | % of South of District total |
|--------------------------------|------------------------------------|-------------------------------------|
| Settlement Hubs | | |
| Chichester City | 1,281 | 42.2% |
| East Wittering/Bracklesham | 205 | 6.8% |
| Selsey | 452 | 14.9% |
| Southbourne | 199 | 6.6% |
| Tangmere | 152 | 5.0% |
| Other areas | | |
| Rest of Bournes area | 302 | 10.0% |
| N Manhood/E of Chichester | 270 | 8.9% |
| South Manhood area | 172 | 5.7% |
| SOUTH OF DISTRICT TOTAL | 3,033 | 100% |

* See Appendix 2 for a detailed definition of sub-areas.

Notes: Net affordable housing need = Households on Housing Register minus affordable housing with planning permission.

Individual households on the Housing Register may have a local connection in more than one parish, therefore the figures in the above table should be regarded as indicative.

Source: Chichester DC Housing Register and affordable housing monitoring.

8. Current Housing Supply and Delivery

8.1 In addition to assessing the pattern of housing demand and need, it is helpful to examine past levels of housing delivery and identified housing supply in different locations. Table 3 shows the distribution of housing completions in the period since 2006, together with the current projected housing supply from planning permissions and identified sites. These figures clearly reveal the extent to which both recent housing delivery and current planned housing is strongly focused on Chichester City, which overall accounts for 63% of total completions and commitments. This high percentage is mainly attributable to the major developments at Graylingwell and Roussillon Barracks (which are far larger

developments than has previously been seen in the district), as well as the recent large developments at Shippams and East Walls.

- 8.2 By contrast, the other settlement hubs have generally under-provided in relation to their share of housing demand and local housing need, accounting for just 17% of total completions and commitments. The same is true of the smaller rural parishes which together account for 20% of the total. Levels of housing development appear particularly low in Selsey and the Manhood Peninsula. It should be noted that housing delivery since 2006 has been mainly achieved through previously unidentified 'windfall' development, since the housing sites allocated in the 1999 Local Plan have now been largely built out. Therefore, the pattern of recent housing delivery has been largely influenced by development constraints and land availability, particularly the availability of brownfield sites within existing settlement policy boundaries.
- 8.3 These recent patterns in housing delivery highlight how development constraints may have restricted new housing development in most locations except Chichester City. Environmental and infrastructure constraints will present an even greater challenge in the future, as described in the section below.

Table 3: Distribution of Net Housing Need in South of District (March 2011)

| Settlement/Sub-Area* | Net housing completions 2006-2010 | Net identified housing# (Apr 2010) | Total Completions + Commitments | % of South of District total |
|--------------------------------|-----------------------------------|------------------------------------|---------------------------------|------------------------------|
| Settlement Hubs | | | | |
| Chichester City | 677 | 1,526 | 2,203 | 62.5% |
| East Wittering/Bracklesham | 95 | 33 | 128 | 3.6% |
| Selsey | 102 | 22 | 124 | 3.5% |
| Southbourne | 70 | 25 | 95 | 2.7% |
| Tangmere | 56 | 209 | 265 | 7.5% |
| Other areas | | | | |
| Rest of Bournes area | 117 | 227 | 344 | 9.8% |
| N Manhood/E of Chichester | 140 | 147 | 287 | 8.1% |
| South Manhood area | 20 | 57 | 77 | 2.2% |
| SOUTH OF DISTRICT TOTAL | 1,277 | 2,246 | 3,523 | 100% |

* See Appendix 2 for a detailed definition of sub-areas.

Includes existing housing sites with planning permission considered likely to be developed, plus identified SHLAA sites within existing Settlement Policy Areas.

Notes:

1 Large sites commitment excludes sites considered unlikely to be developed

2 Small sites commitment assumes 45% implementation of permissions not yet started

Source: West Sussex CC Housing Development Monitoring Survey 2010

9. Development Constraints and Infrastructure Requirements

9.1 Housing locations in the South of the District are limited by a range of environmental and infrastructure constraints. These constraints will also affect the potential scale and timing of development in different locations. This section presents a **brief** summary of the most significant development constraints and their implications. The information presented here is drawn from studies undertaken or commissioned by the Council and discussions with the key statutory agencies and infrastructure providers. The impact of constraints in assessing development locations is set out in greater detail in Appendix 1.

Waste Water Treatment

9.2 There are constraints on housing development resulting from both the capacity (headroom) of wastewater treatment works and requirements relating to environmental/ water quality standards. The most critical restrictions relate to the Apuldram Wastewater Treatment Works (WwTW), which serves Chichester City and Fishbourne. Southern Water Services completed major investment in 2008 at Apuldram WwTW to provide capacity for approximately 3,000 additional dwellings within the current environmental permit (discharge consent). Natural England and the Environment Agency have since raised concerns over the impact of storm effluent discharges from Apuldram WwTW on water quality in Chichester Harbour. Monitoring of the storm discharge has confirmed that the operation of the storm overflow during periods of high groundwater infiltration is impacting on the water quality in the Harbour. The Environment Agency is currently objecting to significant new development connecting to the catchment pending the results of an investigation to quantify the impact of storm discharge on water quality in Chichester Harbour. Southern Water and the Environment Agency have implemented an agreed monitoring programme to measure the flow and quality of storm effluent discharged. Data collected will be used to quantify any mitigation required.

9.3 In August 2010, the Environment Agency published a Position Statement⁵ that advises the District Council to refuse permission for new residential development if it results in a significant increase in the net flow to the sewer network discharging to Apuldram WwTW. The Environment Agency is to publish an updated Position Statement shortly.

9.4 Current capacity issues relating to the other treatment works in the South of the District are as follows.

- Thornham WwTW (which serves Southbourne) has existing consented capacity to accommodate over 1,900 dwellings. The Habitats Review of Consents, which was published in November 2007, highlighted the need for the nitrogen limit to be tightened at Thornham by 2015. Provided that development does not exceed the current dry weather flow limit and Southern Water can meet the nitrogen limit, then Thornham WwTW can meet its consented capacity.

⁵ Wastewater treatment capacity constraints on new development in Chichester City - Environment Agency Position Statement, August 2010

- Bosham WwTW is subject to the same environmental constraints as Thornham WwTW and is approaching its physical capacity.
 - Sidlesham WwTW (which serves both Selsey and East Wittering) has consented headroom to accommodate over 900 additional dwellings, however there are environmental constraints relating to nitrogen and phosphate discharges into Pagham Harbour.
 - Pagham WwTW (which serves the north of the Manhood Peninsula) is subject to the same environmental constraints as at Sidlesham WwTW and has consented headroom to accommodate around 800 additional dwellings.
 - Tangmere WwTW currently has consented headroom to accommodate around 300 dwellings beyond existing planned development, but requires physical expansion. Upgrading of the treatment works is required to meet higher water quality standards, relating to Aldingbourne Rife, which has high levels of phosphates. The discharge requirements will be dependent on meeting the standards set by the Water Framework Directive 'No Deterioration Policy' (which requires that water quality must not get any worse) and further improvement to meet 'Good' ecological status under the Directive.
- 9.5 The Wastewater Treatment Options Study (2010)⁶ commissioned by the Council in 2010 assessed the wastewater capacity issues affecting development in and around Chichester City and Tangmere, and considered a range of solutions to overcome the constraints at the Apuldram WwTW. These included upgrading either the Tangmere or Lavant WwTW to accommodate additional flows from Chichester City; providing additional capacity at Apuldram WwTW (which would require a long sea outfall to avoid further environmental deterioration at Chichester Harbour); or, upgrading Apuldram WwTW to meet environmental standards, whilst increasing the consented dry weather flow (a solution not currently feasible technically, but which may become viable in the future).
- 9.6 The option of a long sea outfall was considered to be the most sustainable option due to the water quality constraints in the South of the District with regard to minimising additional energy requirements. However, it would be extremely expensive to implement and is therefore not favoured by Southern Water (since such a solution is unlikely to be agreed by Ofwat, the water industry economic regulator). The preferred solution in the short/medium term is to transfer to an expanded Tangmere WwTW (dependent on it meeting environmental standards with regard to phosphates).
- 9.7 The Council is continuing to work with the Environment Agency and Southern Water to identify measures for overcoming the current capacity and environmental constraints affecting the treatment works and assess future additional capacity. Future housing development will need to be planned and phased to take account of the delivery of new infrastructure, and uncertainties remain in relation to the planning, financing and upgrading of wastewater treatment facilities.

⁶ Strategic Growth Study - Wastewater Treatment Options for Chichester District (report prepared by MWH), August 2010

Nature Conservation Impacts

- 9.8 The South of the District includes extensive areas that are protected under national and EU regulations due to their high nature conservation value - Chichester and Langstone Harbours Special Protection Area (SPA) and Ramsar sites; Pagham Harbour SPA and Ramsar sites; and Solent Maritime Special Area of Conservation (SAC). The sensitive nature of these areas means that development in nearby locations may adversely affect them, individually or cumulatively, through a range of impacts, both direct and indirect. These include urbanisation, air pollution, impacts on water resources and quality, and loss and/or degradation of habitats. Of particular concern is the potential for increased recreational pressures on Chichester Harbour (similar pressures impact to a lesser degree on Pagham Harbour). The location and the scale of development are likely to be particularly significant, with larger developments and those in closest proximity to the Harbours being likely to have the greatest impact and being harder to avoid or mitigate.
- 9.9 In September 2010, the District Council adopted an Interim Policy Statement on 'Development & Disturbance of Birds in Chichester and Langstone Harbours Special Protection Area'⁷. This followed evidence from the Solent Disturbance and Mitigation Project indicating that human recreational pressures are potentially having an adverse impact on over-wintering birds at Chichester Harbour. The interim guidance defines a "zone of influence" surrounding the Chichester and Langstone Harbours SPA/SAC site that extends to 7km from the foreshore (this covers all of the South of the District, except Selsey and a narrow area along the eastern boundary of the District, east of Tangmere). Within this area, all proposals involving developments of 6 or more dwellings may require an Appropriate Assessment to assess any potential impacts arising from the recreational activities of the occupants of new housing. Planning permission will be granted only where it is demonstrated that harm arising from development can be avoided or mitigated. This may involve implementation of identified avoidance and/or mitigation measures secured through legal agreements. The Council will review the Interim Policy Statement following the outcomes of the Solent Disturbance and Mitigation Project expected in 2011 and again in 2012.
- 9.10 Planning for future development will also need to take account of a number of smaller areas in the South of the District that are subject to national and local nature conservation designations, including Sites of Special Scientific Interest (SSSIs), Local Nature Reserves (LNRs), Sites of Nature Conservation Importance (SNICIs) and areas of Ancient Woodland.

Highways Capacity

- 9.11 The capacity of the road network in the South of the District is a major issue, mainly resulting from peak period congestion in and around Chichester City related to the junctions on the A27 Chichester Bypass. The problems are most acute during peak travel periods, and this causes knock-on effects in terms of delays and diversion onto other unsuitable roads, and road safety issues. The

⁷ Chichester District Council Interim Policy Statement on Development and Disturbance of Birds in Chichester and Langstone Harbours SPA, Effective 21st September 2010

A27 also acts as a significant barrier to movement between the City and the Manhood Peninsula to the south. Congestion is also experienced at other junctions in the City, in particular around the A286 inner ring road, and exacerbated by the railway level crossings to the south of the City centre.

- 9.12 The A27 has trunk road status and falls under the responsibility of the Highways Agency. Proposals for improvements to the A27 junctions and surrounding road network have been under discussion over a number of years. A proposed transport package involving junction improvements on the Bypass and linked improvements to public transport, parking etc in and around the City was subject to public consultation in 2006. This work was reviewed and updated by the DaSTS project. Following the Government Spending Review in 2010, the Department for Transport publication 'Investment in Highways Transport Schemes' placed the A27 at Chichester in a list of schemes to be prepared for potential construction in future spending review periods. This indicates the Government's continuing commitment to progress the A27 improvements in the future, but means that any work on the A27 improvements is now unlikely to commence until after 2015. The Highways Agency will now need to consider how the scheme will be taken forward, subject to a rigorous appraisal of costs, to assess the scope for greater efficiency to be designed into the scheme.
- 9.13 Improvements to the A27 need to be considered as part of a wider package of transport measures for Chichester City to manage demand and promote alternative modes of travel, in particular for local journeys. The aim should be to reduce conflicts and delays between local and through traffic, both on the A27 and its junctions, and within the City itself. The A27 and local travel elements will be inter-dependent for their success in tackling future congestion.
- 9.14 The Council has commissioned transport modelling to assess the potential impacts of development on transport use and roads capacity in and around the City and Tangmere in the period to 2031⁸. The analysis has been undertaken using the Chichester Area Transport Model (CATM) developed by the County Council and Highways Agency. The initial results of this analysis have indicated a number of locations where roads are already over capacity at peak periods, with the most severe capacity problems affecting access to the A27 junctions between the Fishbourne to Bognor Road junctions. Projected increases in traffic flows to 2031 indicate notable increases in traffic queues at these junctions, and also a general pattern of increased traffic delays, towards the City centre at the AM peak and leaving the City centre at the PM peak. There is generally greater capacity to the east of the City at the Portfield junction and at Tangmere.
- 9.15 The Council is considering the commissioning of further modelling work to assess the specific transport impacts of the proposed options as set out in the Housing Numbers and Locations consultation. Development will be required to mitigate potential traffic impacts, through a combination of improvements to road infrastructure (e.g junction improvements and signalling), combined with demand management to reduce car use and encourage other more sustainable modes of transport.

⁸ Chichester LDF Strategic Sites Transport Modelling: Technical Note 1 (report prepared by Jacobs), June 2010 (not published)

Flooding and Flood Risk

- 9.16 Much of the South of the District is subject to flooding and flood risk from the sea, rivers and groundwater. Environment Agency maps indicate that large areas (including much of the Manhood Peninsula and stretching to the outskirts of Chichester City) are at risk from tidal and fluvial flooding. In the Chichester City area, flood risk is fluvial from the River Lavant and tidal from the sea at Chichester Harbour. The flooding in Tangmere is from rising groundwater levels during periods of prolonged rainfall and in Fishbourne it is tidal from the sea at Chichester Harbour. Surface water run off from existing and new development may contribute to the risk in all areas, unless appropriate measures are undertaken. The Manhood Peninsula is particularly vulnerable to localised flooding, which is not shown on the Environment Agency flood maps.
- 9.17 With flood risk projected to increase in the future due to climate change and resulting rising sea levels, sites suitable for housing development are likely to be restricted within these areas. The assessment of locations has been informed by the Strategic Flood Risk Assessment undertaken for the Council in 2008⁹. In addition, the Council has undertaken a sequential assessment of potential strategic locations, meeting the requirements of PPS25¹⁰. The sequential assessment will be updated when development locations are identified following the Housing Numbers and Locations consultation. New developments may require appropriate flood alleviation measures.

Landscape and Visual Impact

- 9.18 Landscape sensitivity and visual impact are key factors to be considered in assessing the suitability of different locations for future housing development. Of particular significance are the constraints on development caused by the South Downs National Park and the Chichester Harbour Area of Outstanding Natural Beauty (AONB), which are the highest levels of landscape designation in UK planning law. A further issue is the desire to maintain separation between settlements in order to preserve their individual character and identity.
- 9.19 A range of landscape character studies have been undertaken covering the District, which provide an assessment of the characteristics, quality and value of the local landscape. The Future Growth of Chichester Study¹¹ published in 2005 assessed the character and sensitivity of the landscape in the area immediately surrounding Chichester City. The assessment took account, not only of landscape character, but also priority views (of Chichester cathedral spire and key viewpoints on the South Downs). The resulting assessment indicated a number of areas with 'Moderate-High' sensitivity, mainly to the north and south of the City. There were a number of areas of 'Low' sensitivity, including areas to the east of the City (Portfield/ Shopwhyke), some parcels to the south of the City, and small areas adjacent to the villages of Fishbourne and Hunston.

⁹ Chichester Strategic Flood Risk Assessment (report prepared by Capita Symonds), 2008

¹⁰ Sequential Test for Potential Strategic Locations in Chichester District, November 2010

¹¹ The Future Growth of Chichester: Landscape and Visual Amenity Considerations (report prepared by Land Use Consultants), April 2005

- 9.20 The Landscape Capacity Study (2009)¹² was undertaken to assess the physical and environmental constraints on development in areas adjacent to the South Downs National Park and the Chichester Harbour AONB, with a view to identifying the capacity of the landscape in these areas to accommodate potential strategic development. An update and extension to the Landscape Capacity Study was commissioned in March 2011¹³ to cover the remaining settlements in the Plan area, not included in the previous landscape studies. These studies use a different methodology to the earlier Chichester Study, assessing areas based on their capacity to accommodate change without significant effects on overall landscape character; or change in landscape type.
- 9.21 The Landscape Capacity Studies have identified only a small number of areas with 'High' capacity for development that are relatively unconstrained in landscape terms. There is a slightly greater number of areas of 'Medium/High' capacity, which could accommodate significant allocations of development, subject to specific considerations such as sensitive adjacent character areas. In addition, there are some areas classed as 'Medium' capacity, defined as having scope for some limited development, having regard for the setting and form of existing settlement and the character and sensitivity of adjacent landscape character areas. The other areas covered in the Studies were found to have greater sensitivity, where development should only be on a very small scale and proposals would need to demonstrate no adverse impacts on the setting to settlement or the wider landscape.
- 9.22 The studies undertaken highlight the difficulties of finding locations suitable for development, given the quality and sensitive nature of most of the landscape across the District.

Other Constraints

- 9.23 The constraints identified above represent the most significant constraints that are likely to restrict the scale and location of future house building in the District. Potential housing delivery may be affected by a range of other more localised constraints, relating to factors such as the historic environment (e.g. Scheduled Ancient Monuments, Listed buildings, Conservation Areas etc), and the character of existing settlements. In addition, the availability and capacity of local infrastructure and key services (e.g. schools, health facilities, shops and employment) will also be a factor in planning housing development in different locations.

10. Planning for Infrastructure

- 10.1 New housing will generate requirements for new and improved infrastructure, including physical infrastructure (e.g. transport, water supply and treatment), social and community facilities (e.g. community halls, schools and health facilities), and green infrastructure (e.g. play areas, sports pitches and natural

¹² Chichester District AONB Landscape Capacity Study (report prepared by Hankinson Duckett Associates), October 2009

¹³ Chichester District Landscape Capacity Study Extension (report under preparation by Hankinson Duckett Associates), forthcoming

greenspace). The Council has been involved in regular discussions with relevant infrastructure providers (including utilities companies, health authorities, and West Sussex County Council) to identify future needs and consider how these requirements should be met.

- 10.2 The Core Strategy will include policies that will enable the Council to seek contributions from planned development towards infrastructure provision. This will be achieved through a combination of planning obligations (Section 106 agreements) that can be used to cover provision of infrastructure directly related to or made necessary by new development, together with the introduction of a Community Infrastructure Levy (CIL). Under new regulations introduced nationally in 2010, CIL can be used to obtain financial contributions from specified development towards new or upgraded infrastructure, at the sub-regional, district or local neighbourhood level. Introducing CIL will require the Council to prepare and consult on a 'charging schedule' setting out the level of contributions and the purposes for which they will be used. The types and levels of contributions sought will be clearly related to identified infrastructure and funding requirements, and will need to take account of development viability (i.e. that the level of contributions sought will be generally achievable for development across the District).
- 10.3 Further detailed discussions will be undertaken with the providers, once the overall level of housing and development locations have been agreed. This will lead to the preparation of an Infrastructure Delivery Plan (IDP) which will accompany the emerging Core Strategy. The IDP will assess the capacity of existing infrastructure in more detail and identify future infrastructure needed to support planned new housing. It will specify the required timing and phasing of infrastructure delivery, identify which agencies and providers will be responsible for delivery, and indicate how the infrastructure will be funded, including through development contributions.

11. Previous Consultation on Housing Locations

- 11.1 The Focus on Strategic Growth Options (FoSGO) consultation document, which was published by the Council in January 2010, proposed a number of alternative options and potential strategic development locations for meeting housing requirements to 2026, although these were not expressed in terms of specific housing numbers.
- 11.2 FoSGO consulted on a number of Strategic Growth Options as set out below. These options covered the whole of Chichester District, including locations now within the National Park, which will no longer be covered by this Core Strategy.

Option 1 – Strategic Development around Chichester City

A combination of strategic locations at Chichester City:

- West of the City – up to 2,000 dwellings
- South West of the City – up to 1,250 dwellings

| | |
|------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <ul style="list-style-type: none"> • East of the City – up to 1,000 dwellings • North East of the City – up to 1,500 dwellings |
| Option 2 – Development around Chichester City and settlement hubs in the South of the District | <p>Strategic development at Chichester City and at the settlement hubs:</p> <ul style="list-style-type: none"> • Southbourne, East Wittering/ Bracklesham and Selsey combined – up to 1,000 dwellings • Tangmere 500-1,500 dwellings |
| Option 3 – Development at the settlement hubs North and South excluding Chichester City | Development at the settlement hubs (including Midhurst and Petworth), but not at Chichester City |
| Option 4 – Development at other settlements in the District, excluding Chichester or settlement hubs | Strategic development at settlements or locations that are not hubs, including Fishbourne and Westhampnett in the South of the District |
| Option 5- ‘Your Combination’ | Request for suggestions for any alternative strategies, involving a new option or different combinations of development locations |
| Option 6 – ‘New Settlement’ | Request for opinions on a new settlement in the District and any suggestions for where this might be located |

11.3 The consultation generated responses from a total of 227 organisations and individuals. Comments received from the statutory consultees (including the Highways Agency, Natural England, Environment Agency and West Sussex County Council) highlighted the environmental and infrastructure concerns previously referred to, but did not raise any new issues that the Council was unaware of. Comments were also received from landowners and developers in respect of the proposed strategic locations and other potential sites.

11.4 Comments from local residents focused on a range of issues, including the impact of additional traffic on the area, particularly in relation to the A27 and access to and from the Manhood Peninsula. Other concerns related to access to facilities and the impact of development on existing infrastructure, including the potential impact on wastewater treatment. A number of comments related to the need for the housing and particularly the numbers set by the South East Plan. Of particular concern was the location of development within or near the National Park.

12. Housing Land Availability Assessment

- 12.1 In the period since the publication of the FoSGO consultation, the Council has completed and published a Strategic Housing Land Availability Assessment (SHLAA)¹⁴.
- 12.2 The SHLAA identifies sites within the District that may have future potential for housing development over the next 15 years and beyond. This includes sites promoted by developers, landowners, key organisations and members of the public in response to a 'Call for Sites'. All identified sites were assessed against a number of criteria set out in the Government's SHLAA Practice Guidance and those considered to have development potential (i.e. they were suitable, available and achievable) were identified.
- 12.3 The SHLAA identified a total of 88 sites in the South of the District that may have potential for future housing development. As might be expected, a high proportion of identified sites are concentrated around Chichester City and, to a lesser degree, the settlement hubs. Some housing potential was also identified around other villages with Settlement Policy Areas. The distribution of potentially developable sites to some degree reflects where sites have been promoted to the Council.
- 12.4 Earlier this year, the Council re-contacted all SHLAA site owners and promoters to request updated information on site availability and the owner's current intentions. This updated information will be published shortly.
- 12.5 It should be emphasised that the SHLAA is a technical study and not a policy document. It provides important evidence to inform plan making, but does not in itself determine whether individual sites or locations should be identified for housing development in development plans (or that any planning application for development should be approved by the Council).

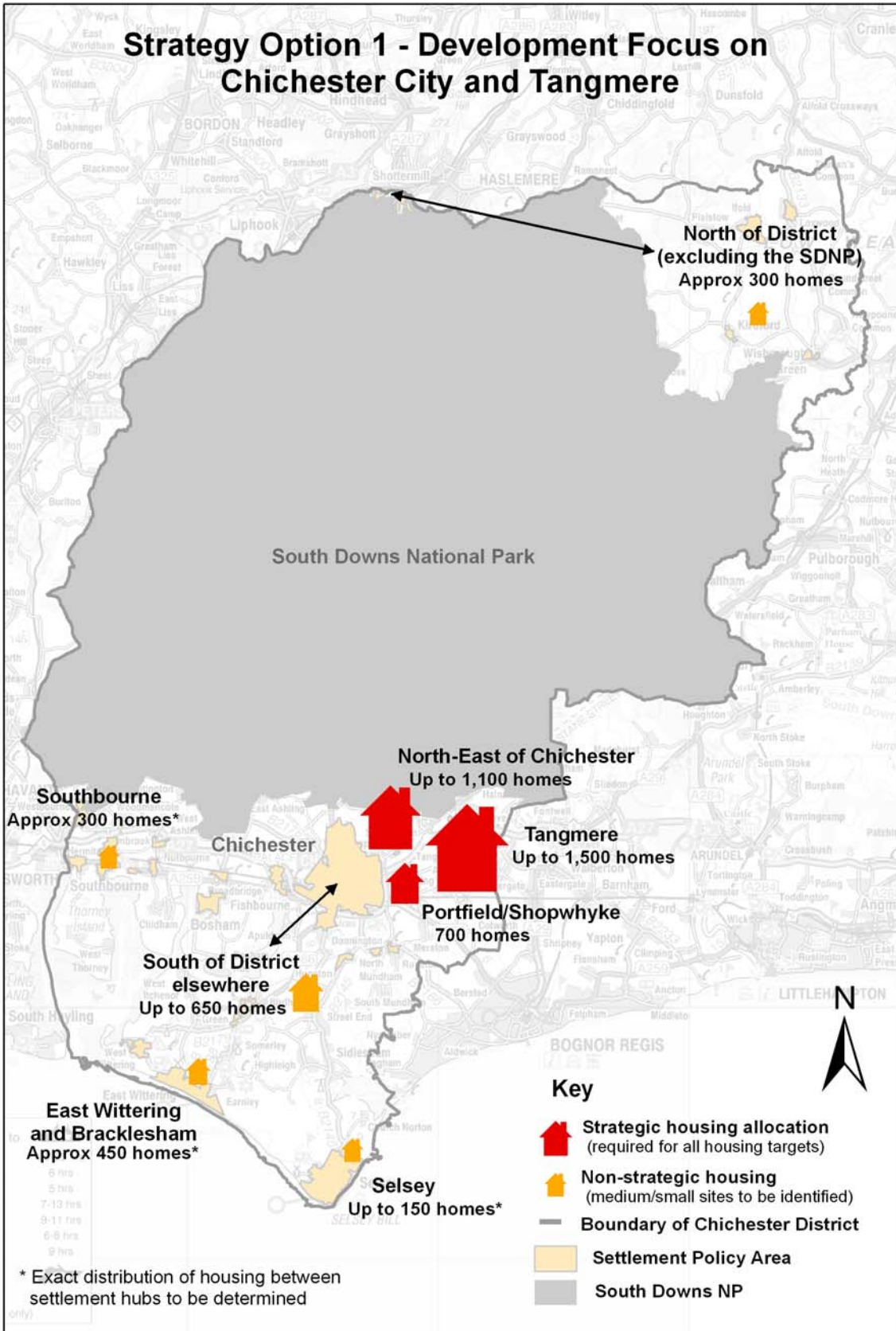
13. Options for Housing Locations

- 13.1 Based on the information presented in this technical paper, the Council has undertaken an assessment of housing potential in different locations across the South of the District, taking account of the SHLAA findings and other updated information obtained since the FoSGO consultation. This analysis is presented in Appendix 1 of this paper.
- 13.2 Based on this analysis, the Council has developed five broad options for locating planned housing in the South of the District over the period to 2028. The options propose possible locations for major housing development at Tangmere and in two locations to the east of Chichester City. If considered suitable, these will be identified in the Core Strategy as strategic development locations.
- 13.3 The options also propose levels of housing to be provided on medium sized and small sites in the other main settlements and spread across the smaller villages.

¹⁴ Chichester DC Strategic Housing Land Availability Assessment, March 2010

For these areas, the Core Strategy will only indicate the overall number of homes to be planned, with specific sites to be identified in later local/neighbourhood plan documents.

- 13.4 Each of the options gives a different priority to development in the settlements hubs (Chichester City, Tangmere, East Wittering/Bracklesham, Selsey and Southbourne) and across the smaller villages. For each option, the level of housing proposed in different locations varies according to the overall housing target to be agreed following this consultation.
- 13.5 All the options put forward would be in broad conformity to the South East Plan.
- 13.6 Details of each Option are presented below. The information provided sets out:
- Maps showing the indicative distribution of housing proposed for each Option;
 - Tables showing the proposed distribution of new housing in different locations related to the different housing numbers under consideration;
 - Charts showing the indicative distribution of housing between settlements that would result over the Plan period (this includes housing completed since the Plan base date of 2006 and identified housing sites, including those with current planning permission); and
 - Analysis of potential advantages and disadvantages of each Option.
- 13.7 Appendix 3 presents a comprehensive breakdown of completed, identified and proposed housing development by settlement for all potential scenarios (housing numbers and locations).



Option 1 - Development Focus on Chichester City and Tangmere

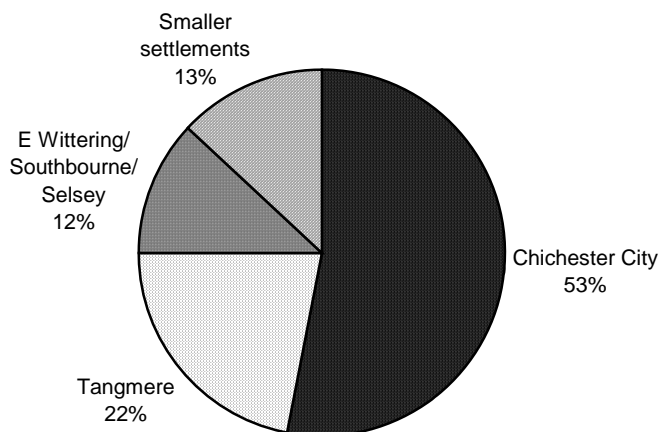
| Housing Target | A | B | C | D |
|-------------------------------------|----------|----------|----------|----------|
| Dwellings required per year | 305 | 330 | 355 | 380 |
| Total additional dwellings required | 3,200 | 3,750 | 4,300 | 4,850 |
| Portfield strategic allocation | 700 | 700 | 700 | 700 |
| NE Chichester strategic allocation | 500 | 750 | 1,100 | 1,100 |
| Tangmere strategic allocation | 1,200 | 1,500 | 1,500 | 1,500 |
| E Wittering/Southbourne/Selsey | 450 | 450 | 500 | 900 |
| Other Locations | 350 | 350 | 500 | 650 |
| Total | 3,200 | 3,750 | 4,300 | 4,850 |

13.9 This option gives priority to strategic development at Chichester City and Tangmere. Strategic development sites would be identified at Portfield/Shopwhyke for 700 homes, and at Tangmere for between 1,200 and 1,500 homes depending on the overall housing target. Development at both sites would commence around 2015/16, in conjunction with the expansion/upgrading of the Tangmere Waste Water Treatment Works (WwTW).

13.10 In addition, a strategic site north-east of Chichester City would be identified for development later in the Plan period. Depending on the overall housing target, this would be phased to commence between 2019/20 and 2023/24, and would provide between 550 and 1,100 homes by 2028 with development envisaged to continue beyond 2028.

13.11 Some development would also be planned for non-strategic sites at the other settlement hubs and other locations. The total housing on non-strategic sites would range from between 800 homes (for Housing Targets A and B) to 1,500 homes, if needed to achieve a higher housing target (Target D).

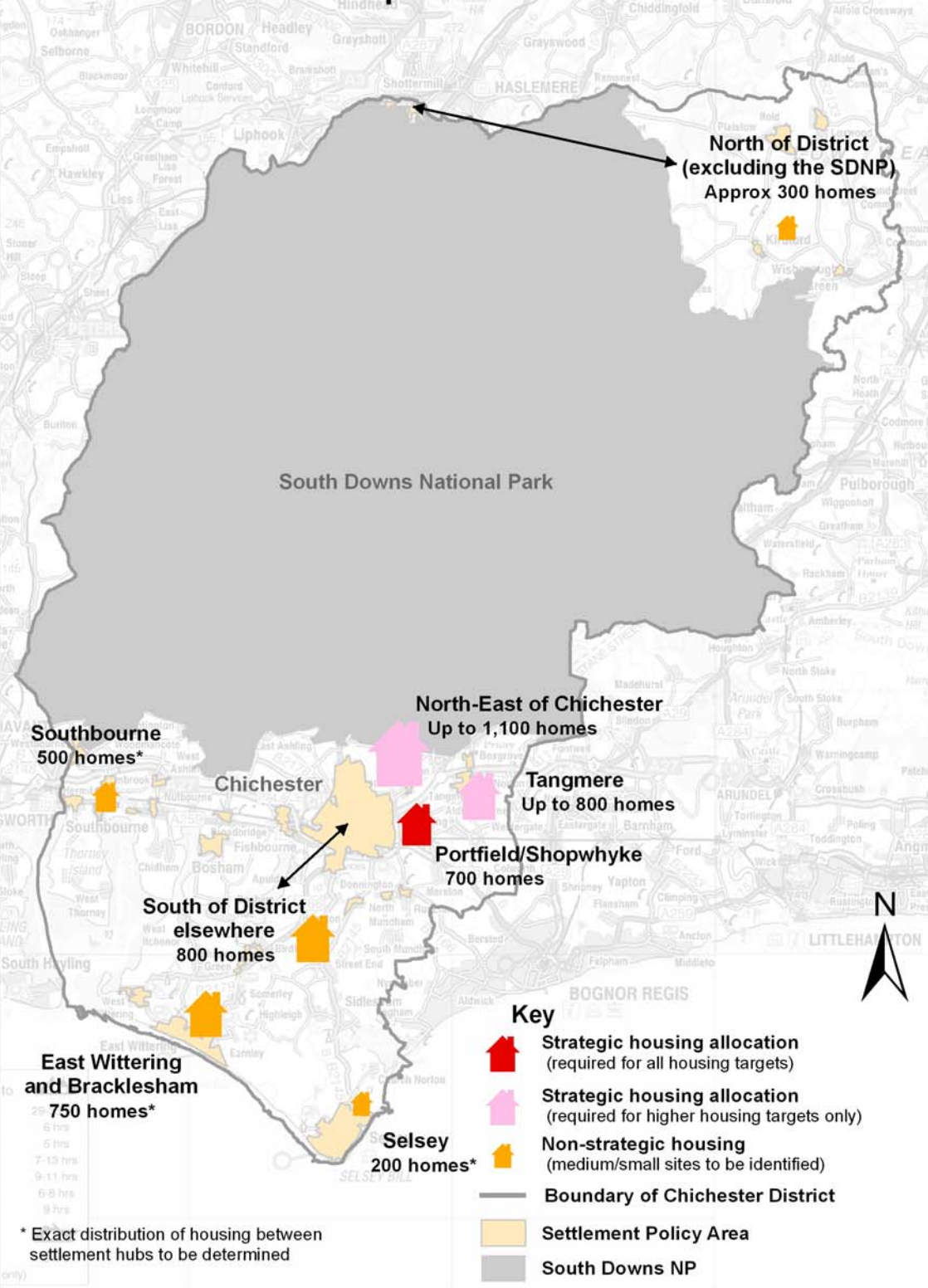
Indicative distribution of housing development 2006-2028



Advantages and Disadvantages

| <i>Advantages</i> | <i>Disadvantages</i> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> • Focuses most development in a few locations, at Chichester City and Tangmere. • Offers potential to allocate large sites, which would assist earlier planning and delivery. • Maximises development at Chichester City, which provides the widest range of facilities and sustainable transport. • Key strategic sites are being actively promoted by developers/ landowners. • Would maximise scope for developer contributions towards addressing infrastructure capacity issues. • Focuses mainly on strategic housing developments which could be planned as sustainable, integrated new communities, providing a wide range of housing supported by employment and new or enhanced community facilities. • Strategic housing developments would also offer opportunities for design of sustainable new developments, incorporating energy efficient buildings, on-site renewable energy, an extensive range of open space/green infrastructure, and good access to the City and surrounding countryside by public transport, walking and cycling. | <ul style="list-style-type: none"> • Results in a high proportion of the District's new development at Chichester City, and may limit the scope for providing affordable housing, infrastructure and facilities at the other settlement hubs and elsewhere. • Would involve rapid and continuing growth for Chichester City throughout the Plan period, which may create pressures on the character of the City. • Strongly dependent on solutions to wastewater treatment restrictions and A27 capacity issues to enable strategic developments to commence relatively early in Plan period. • Insufficient existing community facilities and infrastructure at Tangmere – this would have to be addressed as part of any major development. • Focus on a small number of sites risks leaving no contingency if unforeseen factors cause delays to development. |

Strategy Option 2 - Development focus on Chichester City and dispersed elsewhere



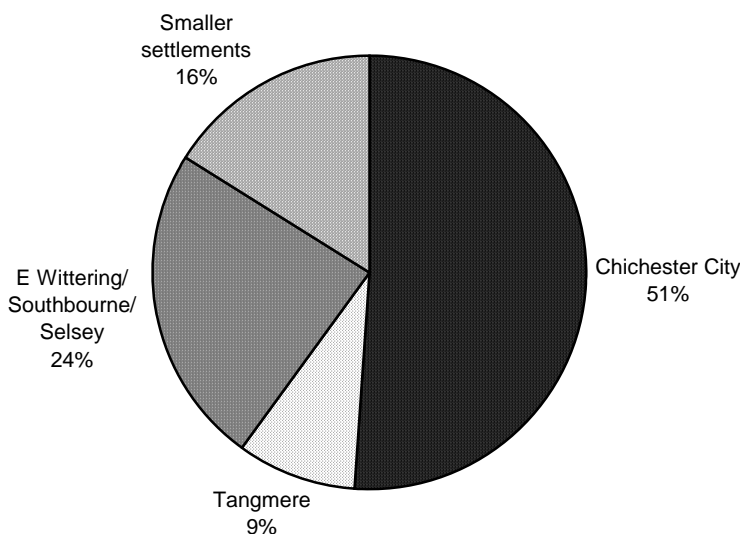
Option 2 – Development Focus on Chichester City and Dispersed Elsewhere

| Housing Target | A | B | C | D |
|-------------------------------------|----------|----------|----------|----------|
| Dwellings required per year | 305 | 330 | 355 | 380 |
| Total additional dwellings required | 3,200 | 3,750 | 4,300 | 4,850 |
| Portfield strategic allocation | 700 | 700 | 700 | 700 |
| NE Chichester strategic allocation | | 550 | 1,100 | 1,100 |
| Tangmere strategic allocation | 250 | 250 | 250 | 800 |
| E Wittering/Southbourne/Selsey | 1,450 | 1,450 | 1,450 | 1,450 |
| Other Locations | 800 | 800 | 800 | 800 |
| Total | 3,200 | 3,750 | 4,300 | 4,850 |

13.12 This option gives priority to development at Chichester City, rather than Tangmere, and allows for a higher level of development in the settlement hubs and smaller villages than in Option 1. As in Option 1, housing would be identified at Portfield/Shopwhyke for 700 homes. In addition, up to 1,100 homes north-east of Chichester may be required, depending on the overall housing target. The proportion of housing on non-strategic sites is higher than Option 1, with a combined total of 1,450 homes at East Wittering, Southbourne and Selsey, and a further 800 homes at other locations in the South of the District.

13.13 For this option, no strategic development will be needed at Tangmere, if the housing target is relatively low (Targets A-C), although provision will still be made for a small amount of non-strategic housing (250 homes). However, Target D (380 homes a year) would require a strategic development of 800 homes at Tangmere.

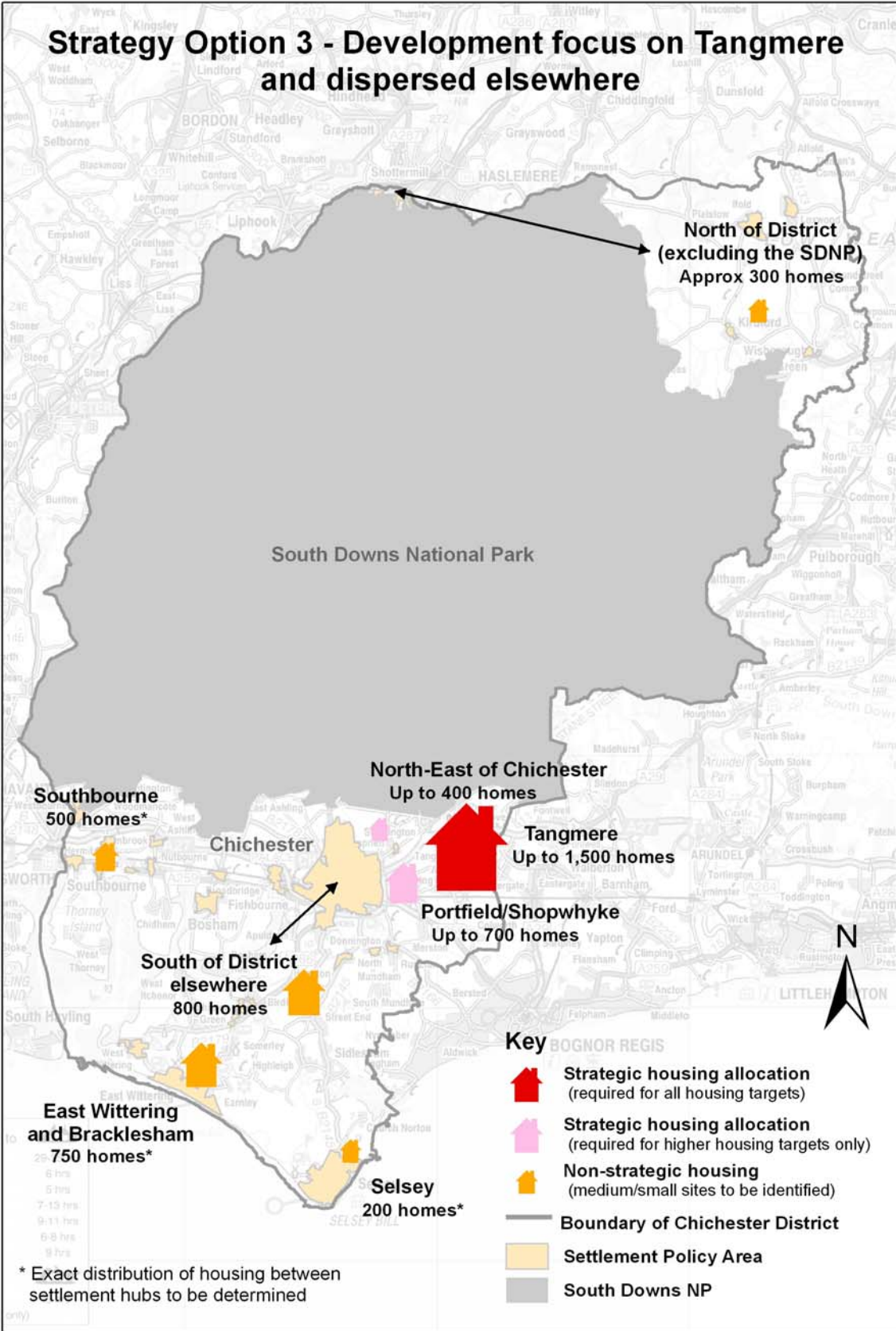
Indicative distribution of housing development 2006-2028



Note: Percentages shown here are averages for Housing targets A-D, as percentage distribution varies between housing targets.

Advantages and Disadvantages

| <i>Advantages</i> | <i>Disadvantages</i> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> • Provides a more even distribution of development, more closely reflecting housing need across the settlements. • Smaller sites would generally have shorter lead times, enabling development to be brought forward more rapidly, helping to address the current housing shortfall. • Provides good scope for providing affordable housing, infrastructure and facilities at the settlement hubs and elsewhere (where not constrained). • Proposes significant development at Chichester City, which provides the widest range of facilities and sustainable transport. • Would enable slower, more measured growth for Tangmere, allowing the village more time to adjust and accommodate recent new development. • Still provides scope for developing urban extensions as sustainable and integrated new communities over a longer period. | <ul style="list-style-type: none"> • Will require further work to demonstrate that there are sufficient suitable and deliverable housing sites in smaller settlements to provide the housing proposed. • Potentially suitable sites may still be limited due to infrastructure and environmental constraints. • Requires a high proportion of housing to be identified in later LDF documents or neighbourhood plans, which would delay sites being identified and may result in an insufficiently clear spatial strategy. • Will still require solutions to wastewater treatment and A27 capacity issues. • Less scope to address insufficient existing community facilities and infrastructure at Tangmere as part of new development. • Less focus on strategic housing developments may limit or delay developer contributions towards addressing infrastructure capacity issues and make it harder to coordinate and manage infrastructure delivery, which would require the pooling of funds through the Community Infrastructure Levy (CIL) or a similar tariff based approach. |



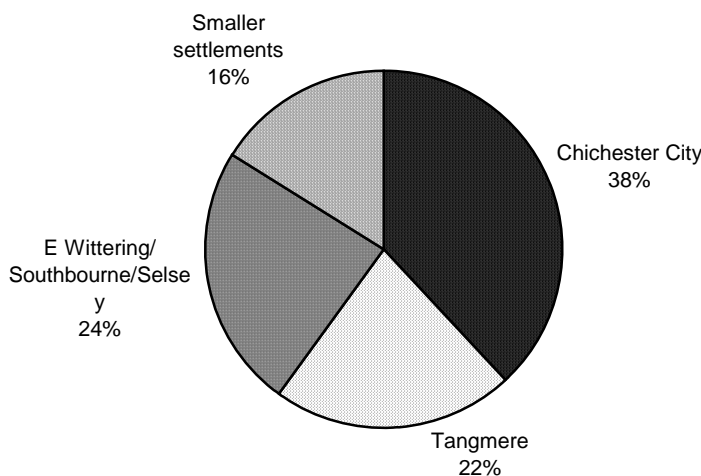
Option 3 - Development Focus on Tangmere and Dispersed Elsewhere

| Housing Target | A | B | C | D |
|-------------------------------------|----------|----------|----------|----------|
| Dwellings required per year | 305 | 330 | 355 | 380 |
| Total additional dwellings required | 3,200 | 3,750 | 4,300 | 4,850 |
| Portfield strategic allocation | | | 550 | 700 |
| NE Chichester strategic allocation | | | | 400 |
| Tangmere strategic allocation | 950 | 1,500 | 1,500 | 1,500 |
| E Wittering/Southbourne/Selsey | 1,450 | 1,450 | 1,450 | 1,450 |
| Other Locations | 800 | 800 | 800 | 800 |
| Total | 3,200 | 3,750 | 4,300 | 4,850 |

13.14 Option 3 gives priority to development away from Chichester City, focusing on Tangmere and the other settlement hubs, but also providing for significantly more development in smaller villages than in Option 1. Strategic development land would be identified at Tangmere, to provide for between 950 and 1,500 homes. The proportion of housing provided at the settlement hubs and smaller villages would be the same as for Option 2, with delivery of a combined total of 1,450 homes at East Wittering, Southbourne and Selsey, and a further 800 homes at other locations in the South of the District.

13.15 If the overall housing target is relatively low (Housing Targets A and B), no strategic allocations at Chichester City would be needed. However, Target C (355 homes a year) would require some development (550 homes) at Portfield/Shopwhyke later in the Plan period, whilst an even higher target (Target D – 380 homes a year) would also require both Portfield/Shopwhyke (700 homes) and a further small allocation for 400 homes north-east of Chichester City.

Indicative distribution of housing development 2006-2028

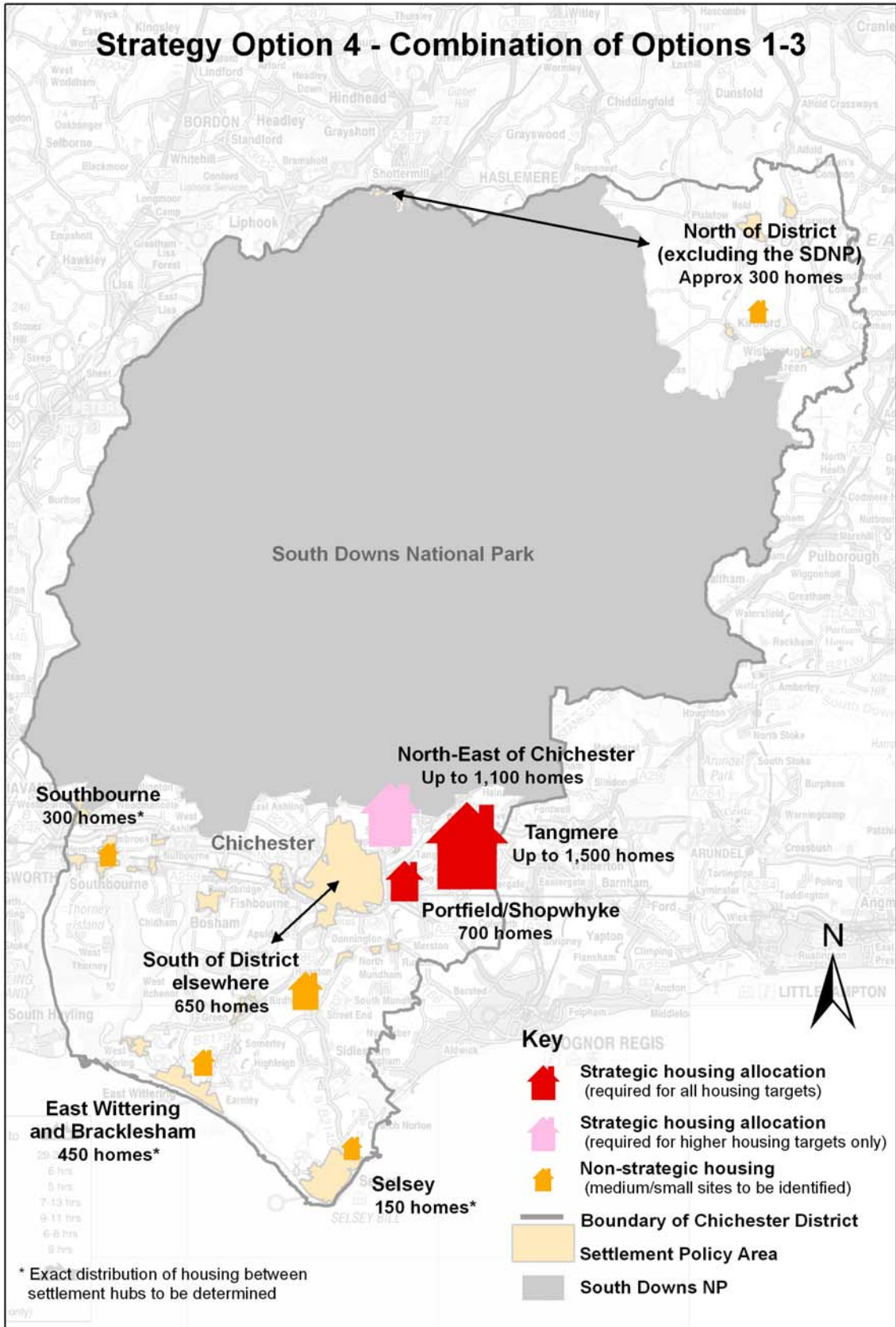


Note: Percentages shown here are averages for Housing targets A-D, as percentage distribution varies between housing targets.

Advantages and Disadvantages

| <i>Advantages</i> | <i>Disadvantages</i> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> • Provides a more even distribution of development, more closely reflecting the current settlement hierarchy. • Smaller sites would generally have shorter lead times than larger ones, enabling development to be brought forward more rapidly, helping to address the current housing supply deficit. • Provides good scope for providing affordable housing, infrastructure and facilities at the settlement hubs and elsewhere. • Would enable slower, more measured growth for Chichester City, allowing the City more time to adjust and accommodate recent and current new development. • Provides flexibility for delaying strategic development at the City, if the wastewater and A27 issues cannot be addressed in the short to medium term. • Still provides scope for developing urban extensions as sustainable and integrated new communities over a longer period. | <ul style="list-style-type: none"> • Insufficient existing community facilities and infrastructure at Tangmere - this would have to be addressed as part of any major new development. • Will require further work to demonstrate that there are sufficient suitable and deliverable housing sites to provide the housing proposed. • Potentially suitable sites may still be limited due to infrastructure and environmental constraints. • Requires a high proportion of housing to be identified in later LDF documents or neighbourhood plans, which would delay sites being identified and may provide an insufficiently clear spatial strategy. • Will still require solutions to wastewater treatment and A27 capacity issues. • Less focus on strategic housing developments may limit or delay developer contributions towards addressing infrastructure capacity issues and make it harder to coordinate and manage infrastructure delivery, which would require the pooling of funds through the Community Infrastructure Levy (CIL) or a similar tariff based approach. |

Strategy Option 4 - Combination of Options 1-3



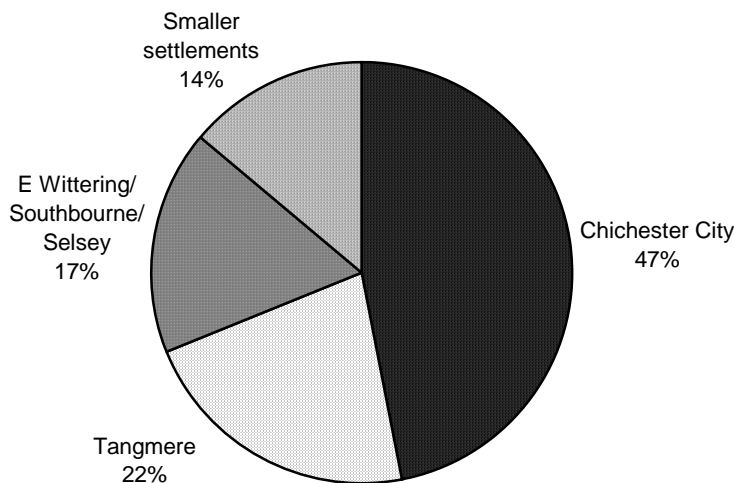
Option 4 - Combination of Options 1-3

| Housing Target | A | B | C | D |
|-------------------------------------|----------|----------|----------|----------|
| Dwellings required per year | 305 | 330 | 355 | 380 |
| Total additional dwellings required | 3,200 | 3,750 | 4,300 | 4,850 |
| Portfield strategic allocation | 700 | 700 | 700 | 700 |
| NE Chichester strategic allocation | | | 550 | 1,100 |
| Tangmere strategic allocation | 950 | 1,500 | 1,500 | 1,500 |
| E Wittering/Southbourne/Selsey | 900 | 900 | 900 | 900 |
| Other Locations | 650 | 650 | 650 | 650 |
| Total | 3,200 | 3,750 | 4,300 | 4,850 |

13.16 Option 4 combines elements of Options 1 to 3, providing for a more balanced distribution of housing across all the identified locations. It assumes a strategic allocation at Portfield/Shopwhyke for 700 homes, and at Tangmere for between 950 and 1,500 homes. However, this scenario also allows for provision of 1,550 homes on non-strategic sites, of which a combined total of 900 homes would be provided at East Wittering, Southbourne and Selsey, and a further 650 homes elsewhere.

13.17 Therefore, in this option, a second allocation at Chichester City would not be required if a low housing target is adopted (Housing Targets A and B). However, higher housing targets (Target C or D) would require a further allocation to provide between 550 and 1,100 homes within the Plan period.

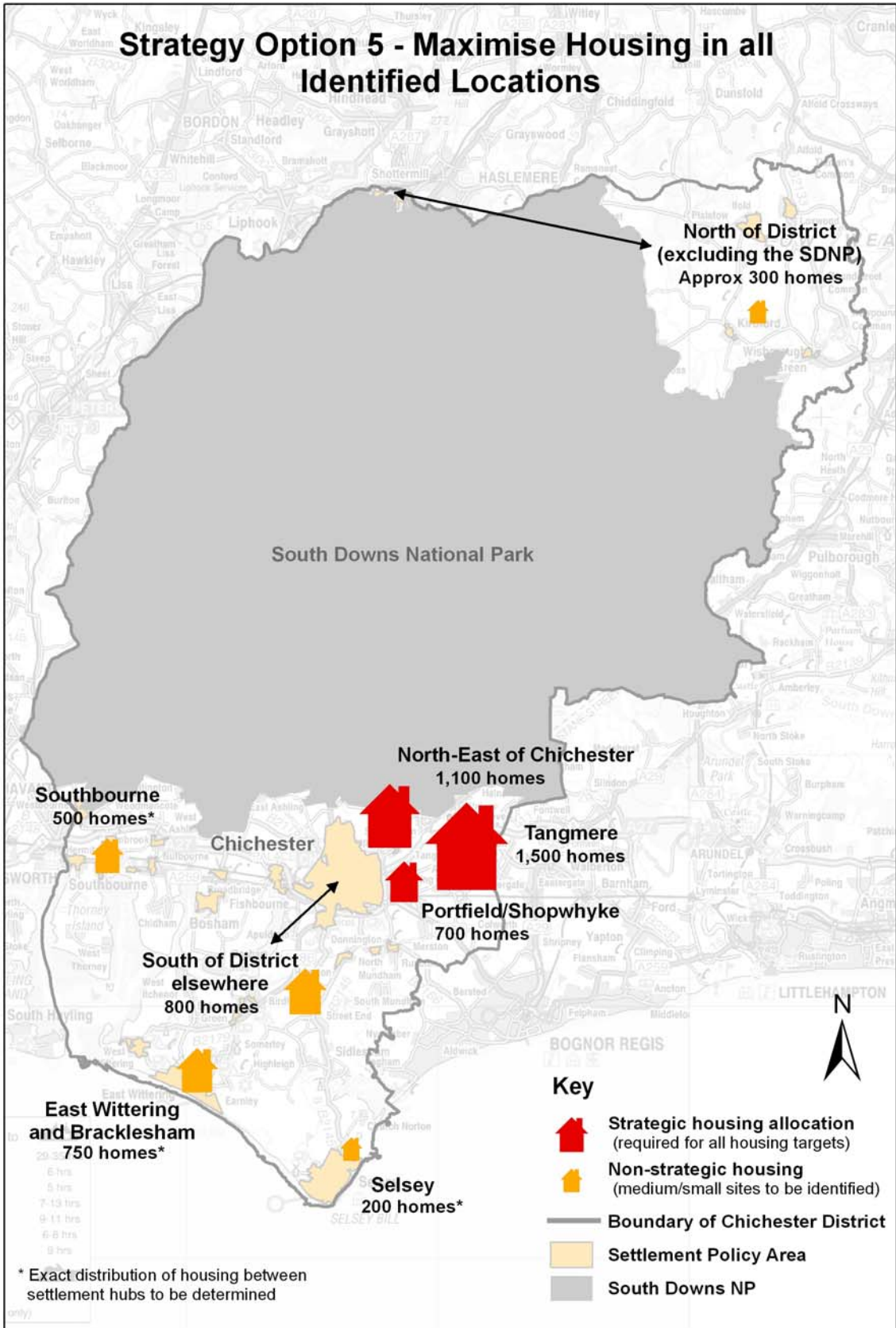
Indicative distribution of housing development 2006-2028



Note: Percentages shown here are averages for Housing targets A-D, as percentage distribution varies between housing targets.

Advantages and Disadvantages

| <i>Advantages</i> | <i>Disadvantages</i> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> • Provides for a more even distribution of new housing, comprising a mix of strategic and non-strategic sites. • Provides reasonable scope for providing affordable housing, infrastructure and facilities at the settlement hubs and elsewhere. • Provides some flexibility for delaying strategic development at the City, if the wastewater and A27 issues cannot be addressed in short term. • Would provide scope for developer contributions towards addressing infrastructure capacity issues. • Focuses mainly on strategic urban extensions which could deliver integrated communities, providing a wide range of housing supported by employment and new or enhanced community facilities. • Would also offer opportunities for design of sustainable new developments, incorporating energy efficient buildings, on-site renewable energy, an extensive range of open space/green infrastructure, and good access to the City and surrounding countryside by public transport, walking and cycling. | <ul style="list-style-type: none"> • Depends on solutions to wastewater treatment restrictions (and possibly A27 capacity issues) to enable strategic developments to commence relatively early in Plan period. • May to some degree limit the scope for providing affordable housing, infrastructure and facilities at the settlement hubs and elsewhere. • Insufficient existing community facilities and infrastructure at Tangmere - this would have to be addressed as part of any major new development. • Likely to involve some further work to demonstrate that there are sufficient suitable and deliverable housing sites away from Chichester City. |

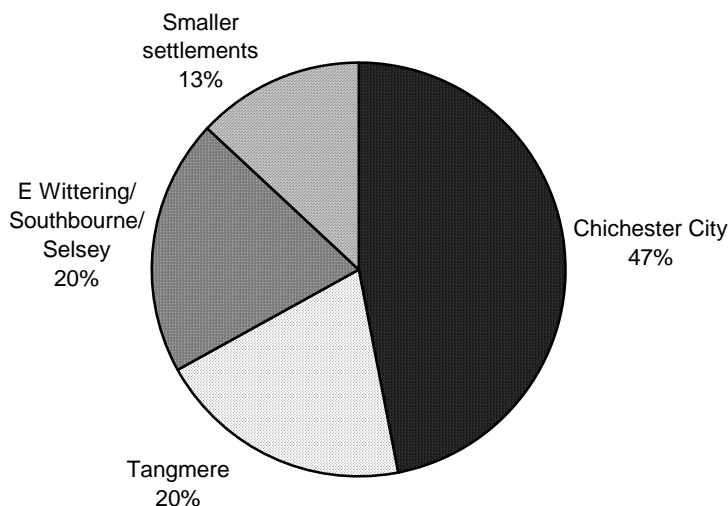


Option 5 – Maximise Housing in all Identified Locations

| Housing Target | E |
|----------------------------------------|----------|
| Dwellings required per year | 415 |
| Total additional dwellings required | 5,620 |
| Portfield strategic allocation | 700 |
| NE Chichester strategic allocation | 1,100 |
| Tangmere strategic allocation | 1,500 |
| E Wittering/Southbourne/Selsey | 1,450 |
| Other Locations | 800 |
| Additional housing (to be distributed) | 70 |
| Total | 5,620 |

13.18 This option envisages that all the strategic locations and non-strategic housing potential identified in the previous options are developed during the Plan period. This option would deliver an average of 415 homes a year (Target E). This is the highest housing target under consideration in this Core Strategy consultation. Effectively, this represents the maximum level of housing that the Council considers may be achievable in the South of the District over the period to 2028. However, delivery of such a high target would require a very buoyant construction industry and housing market, and assumes the ability to overcome identified infrastructure and environmental constraints.

Indicative distribution of housing development 2006-2028



Note: Percentages shown here are averages for Housing targets A-D, as percentage distribution varies between housing targets.

Advantages and Disadvantages

| <i>Advantages</i> | <i>Disadvantages</i> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> • New housing would be relatively evenly distributed across the area, though with a high proportion of development on strategic sites. • Maximises scope for providing affordable housing, infrastructure and facilities at the settlement hubs and elsewhere. • Maximises scope for securing developer contributions towards addressing infrastructure capacity issues. • Focuses mainly on strategic urban extensions which could deliver integrated communities, providing a wide range of housing supported by employment and new or enhanced community facilities. • They would also offer opportunities for design of sustainable new developments, incorporating energy efficient buildings, on-site renewable energy, an extensive range of open space/green infrastructure, and good access to the City and surrounding countryside by public transport, walking and cycling. | <ul style="list-style-type: none"> • Would involve rapid and continuing growth for Chichester City and Tangmere throughout the Plan period, which may create pressures on existing communities and the character of these areas. • Strongly dependent on solutions to wastewater treatment restrictions (and possibly A27 capacity issues) to enable strategic developments to commence relatively early in Plan period. • Insufficient existing community facilities and infrastructure at Tangmere - this would have to be addressed as part of any major new development, • Likely to involve some further work to demonstrate that there are sufficient suitable and deliverable housing sites away from Chichester City and Tangmere. • High required levels of housing delivery likely to be difficult to achieve, except in a very buoyant housing market. |

14. Sustainability Appraisal of Housing Locations

- 14.1 The Council has prepared a Sustainability Appraisal to accompany the Housing Numbers and Locations Consultation Document. This includes an appraisal of each of the Options 1-5 for housing distribution as set out above. The Sustainability Appraisal is available on the Council's website (see Section 15 below)
- 14.2 Sustainability Appraisal is an iterative process, and will continue as the Core Strategy is progressed further.

15. Accompanying Documents and Further Information

- 15.1 This Technical Paper should be read in conjunction with the following documents.

Housing Numbers and Locations consultation documents

Chichester District LDF Core Strategy: Housing Numbers and Locations Consultation Document 2011

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Chichester District LDF Core Strategy: Housing Numbers and Locations Consultation – Sustainability Appraisal

Add weblink

Technical Paper 1: Housing Numbers

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- 15.2 Further information and studies referred to in this technical paper are available on the Chichester District Council website.

Previous consultation documents

Focus on Strategic Growth Options consultation 2010

<http://www.chichester.gov.uk/index.cfm?articleid=7650>

Guidance relating to environmental impacts and infrastructure

Wastewater treatment capacity constraints on new development in Chichester City - Environment Agency Position Statement, August 2010

<http://www.chichester.gov.uk/index.cfm?articleid=5079>

Chichester District Council Interim Policy Statement on Development and Disturbance of Birds in Chichester and Langstone Harbours SPA, Effective 21st September 2010

<http://www.chichester.gov.uk/index.cfm?articleid=7647>

Background studies and evidence

Chichester Assessment of Community Facilities (in preparation – not yet published)

Chichester District Local Housing Requirements Study (report prepared by DTZ), August 2011 <http://www.chichester.gov.uk/index.cfm?articleid=16765>

Strategic Growth Study - Wastewater Treatment Options for Chichester District (report prepared by MWH), August 2010
<http://www.chichester.gov.uk/index.cfm?articleid=15865>

Chichester LDF Strategic Sites Transport Modelling: Technical Note 1 (report prepared by Jacobs), June 2010 (not published)

Chichester Strategic Flood Risk Assessment (report prepared by Capita Symonds), 2008

Sequential Test for Potential Strategic Locations in Chichester District, November 2010
<http://www.chichester.gov.uk/index.cfm?articleid=5085>

The Future Growth of Chichester: Landscape and Visual Amenity Considerations (report prepared by Land Use Consultants), April 2005
<http://www.chichester.gov.uk/index.cfm?articleid=5085>

Chichester District AONB Landscape Capacity Study (report prepared by Hankinson Duckett Associates), October 2009
<http://www.chichester.gov.uk/index.cfm?articleid=13565>

Chichester District Landscape Capacity Study Extension (report under preparation by Hankinson Duckett Associates), forthcoming

Chichester DC Strategic Housing Land Availability Assessment 2010
<http://www.chichester.gov.uk/index.cfm?articleid=8215>

Housing Land Supply figures
<http://www.chichester.gov.uk/index.cfm?articleid=7664>

16. Contact Us

- 16.1 To contact the LDF team please call 01243 534571 or email ldf@chichester.gov.uk

APPENDIX 1: Assessment of Potential Housing Locations

- A1.1 To meet the scale of housing required in the South of the District, it will be necessary to plan for a combination of strategic development locations to be identified in the Core Strategy, and non-strategic sites, which will be identified and allocated in subsequent local development documents or through the neighbourhood planning process. However, even where specific locations are not identified, the Core Strategy will need to indicate the broad distribution of non-strategic housing and the likely scale of development in different areas and settlements, supported by robust evidence that sufficient sites can be identified and delivered.
- A1.2 The starting point for this analysis are the strategic locations previously identified in the Focus on Strategic Growth Options (FoSGO) document, which the Council published for consultation in early 2010. Comments received in response to that consultation, have been combined with information from the Strategic Housing Land Availability Assessment (SHLAA) and other updated evidence relating to the identified environmental and infrastructure constraints.

Strategic Locations

Chichester City

- A1.3 Chichester City is the largest and most sustainable settlement within the District. It provides a wide range of employment, shopping and entertainment, education and health facilities. The South East Plan provides specific guidance supporting sustainable urban extensions at Chichester City. The City accounts for around 42% of housing need in the South of the District. It also accounts for over 60% of housing already completed or committed for development since the Plan base date of 2006. This very high percentage is mainly attributable to the major developments at Graylingwell and Roussillon Barracks, as well as the recent major developments at Shippams and East Walls.
- A1.4 The scale, timing and phasing of future housing development at the City is subject to a number of constraints. These principally relate to wastewater treatment capacity; traffic congestion on the A27; and the cumulative effect of recreational pressures on the Chichester Harbour Special Protection Area (SPA). The issue of wastewater treatment capacity is a particular constraint, resulting from the environmental impact of discharges into Chichester Harbour from Apuldram WwTW, which serves Chichester City and Fishbourne. The Environment Agency's current position (set out in their Position Statement dated August 2010) advises the Council to refuse permission for new residential development that would result in any significant increase in net drainage flows to Apuldram WwTW.
- A1.5 These constraints are likely to restrict deliverability of further development at the City, particularly early in the Plan period. In addition, the City has undergone major growth in the past 20 years, with further major development already underway at Graylingwell and Roussillon Barracks.

A1.6 The FoSGO consultation identified four possible strategic housing locations on the edge of the City, to the West, South West, East and North East. All of these locations would be affected by the major constraints described above. However, the constraints are more severe to the west and south-west of the City, where traffic congestion on the A27 junctions is most serious, and where proximity to Chichester Harbour would make environmental impacts resulting from major development difficult to avoid or mitigate. In addition, these locations offer no foreseeable acceptable solution to the current wastewater capacity constraints in the Plan period. At the current time, given the scale of the constraints and likely opposition of the statutory agencies, the locations to the West and South West of the City have been discounted as options for strategic development.

A1.7 There is greater scope for development to the east of the City, where the environmental impacts on Chichester Harbour will be less and traffic congestion around the A27 is generally less severe. In addition, development to the east of the City provides the possibility of overcoming the wastewater capacity constraints affecting the Apuldram WwTW by instead providing connections to the Tangmere WwTW. However, major development would require the expansion of the Tangmere treatment works to provide additional headroom, as well as upgrading to achieve (yet to be determined) environmental standards with regard to phosphates. Due to the funding process for capital improvements to wastewater facilities, it is likely that expansion/upgrading would not be implemented before 2016, and this will affect the potential timing of development.

A1.8 For these reasons, the Council considers that the least constrained and most deliverable options for strategic development at Chichester City within the Plan period are at Portfield/Shopwhyke and on land to the North East of the City.

Portfield/Shopwhyke

A1.9 This location lies to the east of the Chichester Bypass between Shopwhyke Road and the A27. It is considered to have potential for around 700 homes. The majority of the area is currently being promoted for a mixed development marketed as ‘Shopwhyke Lakes’. The site is not affected by any environmental designations and in the Future Growth of Chichester Study was considered to be of low landscape value. Part of the site was previously used for gravel extraction. The site is relatively self-contained and would have less direct impact on the character of the City than other potential locations, although the issue of severance caused by the A27 would need to be addressed.

A1.10 Development would be dependent on providing a wastewater connection to an expanded/ upgraded Tangmere WwTW (as well as overcoming the other identified constraints at Chichester City).

| | |
|-----------------------------------|---------------------------------------------------------------|
| Assumed maximum housing potential | 700 homes |
| Assumed start date | From 2015/16 (linked to expansion/upgrading of Tangmere WwTW) |

North East of Chichester

A1.11 This location includes land between the River Lavant and the Goodwood Racing Circuit/Aerodrome, extending south to Madgwick Lane. It is considered to have scope for development of up to 1,500 homes over the longer term. The developable part of the site would be physically separated from the City by floodplain, so would need to be well planned as an integrated community with good links to the City. In comparison with Portfield/Shopwhyke, the development would represent a more significant urban extension to the City, with greater potential impacts on roads and other infrastructure. It would also be located close to the current development underway at Graylingwell. For these reasons, it is considered that any development should be brought forward later in the Plan period. This would limit its level of housing delivery to no more than 1,100 homes before 2028.

| | |
|-----------------------------------|------------------------------------------------------------------------------------------------------------|
| Assumed maximum housing potential | 1,100 homes (within Plan period – with potential for further expansion up to 1,500 homes after 2028) |
| Assumed start date | After 2020 - linked to expansion/upgrading of Tangmere WwTW, and would be phased after Portfield/Shopwhyke |

Tangmere

A1.12 The village has been previously identified as offering considerable scope for a planned expansion that would enhance Tangmere's role as a settlement hub. The FoSGO consultation document identified potential for between 500 and 1,500 additional homes. Development at Tangmere has the potential to deliver a range of housing types, which will diversify existing housing in the village and offer scope for lower cost housing suitable to meet housing requirements of local people who cannot afford to buy in Chichester City. It could also help provide a defined village centre and additional social and community facilities, which Tangmere currently lacks, as well as improved public transport services for the village.

A1.13 Development at Tangmere would need to be 'master planned' in liaison with the local community and infrastructure providers to ensure that it is well integrated with the existing village, and that supporting infrastructure and facilities are provided early in the development programme.

A1.14 The amount of development achievable within the Plan period is constrained by the need to expand/upgrade Tangmere WwTW which currently only has capacity to accommodate around 300 dwellings beyond development already planned. Therefore development would need to be coordinated with and possibly contribute to expanding the treatment works and any upgrading needed to address the outstanding water quality issues with regard to phosphates. Due to the funding process for capital improvements to wastewater facilities, expansion/upgrading is unlikely to be implemented before 2016.

A1.15 The Landscape Capacity Study has also highlighted concerns over landscape sensitivity affecting the area to the west of the village, together with areas to the

south away from the immediate village boundary. Landscape sensitivity is less of a concern to the east of the village where the landscape is more enclosed.

A1.16 The scale and rate of new development at Tangmere would need to be carefully phased to ensure integration with the existing village and its community. The rate of development would also be affected by housing market demand and developer capacity, which it is assumed would constrain delivery to no more than 1,500 dwellings over the Plan period. This would need to be verified through discussion with potential developers.

| | |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Assumed maximum housing potential | 1,500 homes (within Plan period – there may be potential for further expansion after 2028) |
| Assumed start date | From 2015/16 - linked to expansion/upgrading of Tangmere WwTW (although there is some limited capacity for development prior to upgrading) |

Strategic Development in Other Locations

A1.17 FoSGO Option 4 identified potential for strategic development at both Fishbourne and Westhampnett, but commented that the SHLAA would help inform the Council about the development potential in these locations.

Fishbourne

A1.18 The potential strategic location was on land west of Fishbourne at Bethwines Farm. The SHLAA considered that the site may have potential for up to 950 homes. However, this would be a very large development out of context with Fishbourne village, which has relatively limited local facilities. The site is also relatively exposed in landscape terms and forms part of a settlement gap. It is also close to the boundary of the Chichester Harbour AONB. In view of these constraints, the location was previously only considered as a possible fallback if strategic development at Chichester City could not come forward. Development would now be very difficult to justify, given the location's proximity to Chichester Harbour and the resulting environmental issues that this would raise relating to both recreational disturbance and wastewater. In particular, the current policy position regarding the impact of recreational disturbance on the Fishbourne area of Chichester Harbour now provides a stronger argument against strategic development in this location. For this reason, the Council has not included this location among the options set out in the Consultation Document.

Westhampnett

A1.19 The SHLAA did not identify any potential for large-scale strategic development at Westhampnett. Two smaller sites were considered to have potential to be considered as possible options for non-strategic housing in future planning documents. However, the SHLAA conclusions do not support the case for strategic development at Westhampnett. In addition, Westhampnett lies close to the potential allocation on land to the North East of Chichester, which the Council considers to be a more sustainable location for strategic development. Since the

village has only limited facilities, major new housing development would only be likely to be appropriate as a fallback, if other better located opportunities cannot come forward.

Non-Strategic Housing Potential

Chichester City

A1.20 The Delivering Development Opportunities (DDO) informal consultation document for the South of the District (January 2007) identified a number of potential non-strategic sites within Chichester City, which may offer future potential for providing housing. Many of the sites identified have already come forward for housing, however a number remain outstanding. Some of these sites were recorded in the SHLAA as not available, since they are currently occupied by existing uses. However, over the Plan period, it is likely that some further opportunities for housing will become available for redevelopment and infill.

A1.21 In developing the Consultation options, it has been assumed that up to 300 additional homes could be provided on non-strategic sites in the City, although this will need to be investigated further.

| | |
|-----------------------------------|-----------------|
| Assumed maximum housing potential | Up to 300 homes |
|-----------------------------------|-----------------|

Tangmere

A1.22 The Council's analysis of development potential has identified Tangmere as a location with potential for strategic development in the form of a possible planned expansion of the village. Therefore provision for small-scale housing will only be needed if the option of strategic development is not pursued.

A1.23 The SHLAA identified a number of medium and small sites along the western edge of the village (Saxon Meadow area), to the south (Airfield Concrete Apron) and to the east (north of City Fields Way). There are relatively few constraints that would prevent small-scale housing at Tangmere, other than the issues of landscape sensitivity and wastewater treatment previously referred to. If strategic development is not taken forward at Tangmere, the level of additional housing should be determined based on meeting local housing needs, taking account of the range and capacity of facilities in the village. For the purposes of the consultation, a figure of 250 homes is proposed.

| | |
|------------------------------------------------------------------------------------------------------|-----------------|
| Assumed housing provision (if Tangmere is not identified as a location for strategic housing growth) | Up to 250 homes |
|------------------------------------------------------------------------------------------------------|-----------------|

Other Settlement Hubs

A1.24 The FoSGO consultation document suggested that there was potential for up to approximately 1,000 dwellings at the settlement hubs of Selsey, East Wittering and Southbourne. The potential at these settlement hubs has been re-assessed

taking account of the SHLAA findings and updated information relating to environmental and infrastructure constraints.

Selsey

A1.25 The SHLAA identified some potential for further expansion on sites to the north of the town. The most apparently developable location for urban expansion is the Pye site, where outline permission was refused in 2009, due to a number of significant concerns including flood risk (much of the land falling within Flood Zone 3) and environmental impact on nearby Pagham Harbour. This clearly illustrates the likely impact of flooding and environmental constraints in limiting housing potential at Selsey. For this reason, the Council has adopted a cautious estimate of no more than 200 additional homes.

| | |
|-----------------------------------|----------------------------------------------------------------------------------------------------------------------|
| Assumed maximum housing potential | Up to 200 homes (subject to overcoming identified flood risk constraints and environmental impact on Pagham Harbour) |
|-----------------------------------|----------------------------------------------------------------------------------------------------------------------|

East Wittering/Bracklesham

A1.26 Of the settlement hubs other than Tangmere, this appears to offer the greatest capacity for new housing, as flood risk is not such a significant concern. The SHLAA identifies substantial potential in the area between Church Road and Bracklesham Lane, to the west of Church Road (where development is likely to be constrained by flood risk issues), and in the area to the south of Clappers Lane, Bracklesham. The Landscape Capacity Study indicates low capacity for development to the west of Church Road, but greater capacity for development on the other identified SHLAA sites. However, the level of development is likely to be restricted by issues relating to highways capacity (due to likely impacts on the junctions leading to the A27 at Chichester) and potential environmental concerns about recreational disturbance on Chichester Harbour, particularly in the case of any development to the west or north of the village. There are also water quality constraints that may limit capacity at the Sidlesham WwTW, which discharges into the environmentally sensitive Pagham Harbour.

A1.27 Despite these factors, the Council considers that there may be scope for up to 750 homes to meet East Wittering's own housing needs and also contribute to meeting the needs of the South Manhood area and Selsey, where development capacity appears more constrained.

| | |
|-----------------------------------|-----------------|
| Assumed maximum housing potential | Up to 750 homes |
|-----------------------------------|-----------------|

Southbourne

A1.28 The SHLAA identifies a number of sites to the west, east and north of the village. Of these, there appears to be potential on the southern part of land east of Kelsey Avenue (bounded by Inlands Road); possibly also to the north of the settlement boundary (though distant from facilities); or to the west of the settlement – part of land west of Garston Road (although this site is relatively exposed and forms part of the settlement gap). Southbourne has a number of advantages as a location in terms of transport and accessibility, with good road and rail connections to both

Chichester and the Portsmouth/South Hampshire area. Although relatively free of transport constraints, the village is affected by significant environmental and landscape constraints, particularly the area to the south of the settlement boundary, which is close to Chichester Harbour and falls within the AONB. The proximity to Chichester Harbour would also raise issues in terms of recreational disturbance, and possibly also in terms of water quality related to the Thornham WwTW.

A1.29 For these reasons, there is uncertainty as to how much housing could realistically be developed at Southbourne. For the purposes of the consultation, a provisional figure of up to 500 homes is proposed.

| | |
|-----------------------------------|-----------------|
| Assumed maximum housing potential | Up to 500 homes |
|-----------------------------------|-----------------|

Other Locations

A1.30 In addition to the settlement hubs, the SHLAA has identified a number of potential sites for expansion of other villages with Settlement Policy Area boundaries. Housing development in these smaller settlements should be focused mainly on meeting local housing needs. The scale of housing would need to reflect the size and character of the village and the range of locally available facilities, and accessibility to facilities further afield. It is unlikely that more than 50 dwellings would be appropriate in any one location, and probably much less than this.

A1.31 For the purposes of this analysis, a total potential of up to 500 dwellings has been assumed. This would be subject to further detailed examination of individual settlements and their identified SHLAA potential.

| | |
|-----------------------------------|----------------------------------------------------------------|
| Assumed maximum housing potential | Up to 500 homes (subject to further assessment of SHLAA sites) |
|-----------------------------------|----------------------------------------------------------------|

APPENDIX 2: South of District - Definition of Main Settlements & Sub-Areas

A2.1 The tables below show how the main settlements and sub-areas used in this Technical Paper have been defined in terms of Settlement Policy Areas and parish boundaries.

Settlement Policy Areas

| | |
|---------------------------|-----------------------------------------------------------------------------------------|
| Chichester City | Chichester City (includes Stockbridge) |
| Southbourne | Southbourne |
| Rest of Bournes area | Bosham, Broadbridge, Fishbourne, Hambrook, Hermitage, Nutbourne East & West, Westbourne |
| Tangmere | Tangmere |
| N Manhood/E of Chichester | Boxgrove, Hunston, North Mundham, Runcton, Westhampnett |
| Selsey | Selsey |
| East Wittering | East Wittering/Bracklesham |
| South Manhood area | Birdham, West Wittering |

Parishes

| | |
|---------------------------|--------------------------------------------------------------------------|
| Chichester City | Chichester City, Donnington (includes Stockbridge)* |
| Southbourne | Southbourne |
| Rest of Bournes area | Bosham, Chidham, Fishbourne, West Thorney, Westbourne |
| Tangmere | Tangmere |
| N Manhood/E of Chichester | Apuldram, Boxgrove, Hunston, North Mundham, Oving, Runcton, Westhampnett |
| Selsey | Selsey |
| East Wittering | East Wittering |
| South Manhood area | Birdham, Earnley, Sidlesham, West Itchenor, West Wittering |

Note: Donnington parish includes Stockbridge, which is a suburb of Chichester City. For the purposes of the Housing Register, Donnington is treated as a rural parish. Therefore, in analysis of housing need Donnington Parish has been included in the North Manhood/East of Chichester sub-area. However, for housing development monitoring purposes, the parish has been included with Chichester City, since the vast majority of the parish's housing development has occurred in Stockbridge.

APPENDIX 3: Detailed Breakdown of Housing by Settlement 2006-2028

Option 1 - Development Focus on Chichester City and Tangmere

| Sub-Area | Net Completions 2006-10 | Total Identified Housing | Housing Target A - 305 dwellings a year | | | | Housing Target B - 330 dwellings a year | | | |
|---------------------------|-------------------------|--------------------------|-----------------------------------------|---------------------|------------------------------------|---------------------|-----------------------------------------|---------------------|------------------------------------|---------------------|
| | | | Proposed allocations | | Total additional housing 2006-2028 | % of Sub-Area Total | Proposed allocations | | Total additional housing 2006-2028 | % of Sub-Area Total |
| | | | Strategic allocations | Non-strategic sites | | | Strategic allocations | Non-strategic sites | | |
| Chichester City | 677 | 1,526 | 1,200 | 200 | 3,603 | 53.6% | 1,450 | 200 | 3,853 | 53.0% |
| Southbourne | 70 | 25 | | 100 | 195 | 2.9% | | 100 | 195 | 2.7% |
| Rest of Bournes area | 117 | 227 | | 50 | 394 | 5.9% | | 50 | 394 | 5.4% |
| Tangmere | 56 | 209 | 1,200 | 0 | 1,465 | 21.8% | 1,500 | 0 | 1,765 | 24.3% |
| N Manhood/E of Chichester | 140 | 147 | | 50 | 337 | 5.0% | | 50 | 337 | 4.6% |
| Selsey | 102 | 22 | | 50 | 174 | 2.6% | | 50 | 174 | 2.4% |
| East Wittering | 95 | 33 | | 300 | 428 | 6.4% | | 300 | 428 | 5.9% |
| South Manhood area | 20 | 57 | | 50 | 127 | 1.9% | | 50 | 127 | 1.7% |
| Total | 1,277 | 2,246 | 2,400 | 800 | 6,723 | 100.0% | 2,950 | 800 | 7,273 | 100.0% |

| Sub-Area | Net Completions 2006-10 | Total Identified Housing | Housing Target C - 355 dwellings a year | | | | Housing Target D - 380 dwellings a year | | | |
|---------------------------|-------------------------|--------------------------|-----------------------------------------|---------------------|------------------------------------|---------------------|-----------------------------------------|---------------------|------------------------------------|---------------------|
| | | | Proposed allocations | | Total additional housing 2006-2028 | % of Sub-Area Total | Proposed allocations | | Total additional housing 2006-2028 | % of Sub-Area Total |
| | | | Strategic allocations | Non-strategic sites | | | Strategic allocations | Non-strategic sites | | |
| Chichester City | 677 | 1,526 | 1,800 | 200 | 4,203 | 53.7% | 1,800 | 300 | 4,303 | 51.4% |
| Southbourne | 70 | 25 | | 100 | 195 | 2.5% | | 300 | 395 | 4.7% |
| Rest of Bournes area | 117 | 227 | | 100 | 444 | 5.7% | | 100 | 444 | 5.3% |
| Tangmere | 56 | 209 | 1,500 | 0 | 1,765 | 22.6% | 1,500 | 0 | 1,765 | 21.1% |
| N Manhood/E of Chichester | 140 | 147 | | 100 | 387 | 4.9% | | 150 | 437 | 5.2% |
| Selsey | 102 | 22 | | 100 | 224 | 2.9% | | 100 | 224 | 2.7% |
| East Wittering | 95 | 33 | | 300 | 428 | 5.5% | | 500 | 628 | 7.5% |
| South Manhood area | 20 | 57 | | 100 | 177 | 2.3% | | 100 | 177 | 2.1% |
| Total | 1,277 | 2,246 | 3,300 | 1,000 | 7,823 | 100.0% | 3,300 | 1,550 | 8,373 | 100.0% |

Option 2 - Dispersed Development with Focus on Chichester City

| Sub-Area | Net Completions 2006-10 | Total Identified Housing | Housing Target A - 305 dwellings a year | | | | Housing Target B - 330 dwellings a year | | | |
|---------------------------|-------------------------|--------------------------|-----------------------------------------|---------------------|------------------------------------|---------------------|-----------------------------------------|---------------------|------------------------------------|---------------------|
| | | | Proposed allocations | | Total additional housing 2006-2028 | % of Sub-Area Total | Proposed allocations | | Total additional housing 2006-2028 | % of Sub-Area Total |
| | | | Strategic allocations | Non-strategic sites | | | Strategic allocations | Non-strategic sites | | |
| Chichester City | 677 | 1,526 | 700 | 300 | 3,203 | 47.6% | 1,250 | 300 | 3,753 | 51.6% |
| Southbourne | 70 | 25 | | 500 | 595 | 8.9% | | 500 | 595 | 8.2% |
| Rest of Bournes area | 117 | 227 | | 150 | 494 | 7.3% | | 150 | 494 | 6.8% |
| Tangmere | 56 | 209 | | 250 | 515 | 7.7% | | 250 | 515 | 7.1% |
| N Manhood/E of Chichester | 140 | 147 | | 200 | 487 | 7.2% | | 200 | 487 | 6.7% |
| Selsey | 102 | 22 | | 200 | 324 | 4.8% | | 200 | 324 | 4.5% |
| East Wittering | 95 | 33 | | 750 | 878 | 13.1% | | 750 | 878 | 12.1% |
| South Manhood area | 20 | 57 | | 150 | 227 | 3.4% | | 150 | 227 | 3.1% |
| Total | 1,277 | 2,246 | 700 | 2,500 | 6,723 | 100.0% | 1,250 | 2,500 | 7,273 | 100.0% |

| Sub-Area | Net Completions 2006-10 | Total Identified Housing | Housing Target C - 355 dwellings a year | | | | Housing Target D - 380 dwellings a year | | | |
|---------------------------|-------------------------|--------------------------|-----------------------------------------|---------------------|------------------------------------|---------------------|-----------------------------------------|---------------------|------------------------------------|---------------------|
| | | | Proposed allocations | | Total additional housing 2006-2028 | % of Sub-Area Total | Proposed allocations | | Total additional housing 2006-2028 | % of Sub-Area Total |
| | | | Strategic allocations | Non-strategic sites | | | Strategic allocations | Non-strategic sites | | |
| Chichester City | 677 | 1,526 | 1,800 | 300 | 4,303 | 55.0% | 1,800 | 300 | 4,303 | 51.4% |
| Southbourne | 70 | 25 | | 500 | 595 | 7.6% | | 500 | 595 | 7.1% |
| Rest of Bournes area | 117 | 227 | | 150 | 494 | 6.3% | | 150 | 494 | 5.9% |
| Tangmere | 56 | 209 | | 250 | 515 | 6.6% | 800 | 0 | 1,065 | 12.7% |
| N Manhood/E of Chichester | 140 | 147 | | 200 | 487 | 6.2% | | 200 | 487 | 5.8% |
| Selsey | 102 | 22 | | 200 | 324 | 4.1% | | 200 | 324 | 3.9% |
| East Wittering | 95 | 33 | | 750 | 878 | 11.2% | | 750 | 878 | 10.5% |
| South Manhood area | 20 | 57 | | 150 | 227 | 2.9% | | 150 | 227 | 2.7% |
| Total | 1,277 | 2,246 | 1,800 | 2,500 | 7,823 | 100.0% | 2,600 | 2,250 | 8,373 | 100.0% |

Option 3 - Dispersed Development with Focus on Tangmere

| Sub-Area | Net Completions 2006-10 | Total Identified Housing | Housing Target A - 305 dwellings a year | | | | Housing Target B - 330 dwellings a year | | | |
|---------------------------|-------------------------|--------------------------|-----------------------------------------|---------------------|------------------------------------|---------------------|-----------------------------------------|---------------------|------------------------------------|---------------------|
| | | | Proposed allocations | | Total additional housing 2006-2028 | % of Sub-Area Total | Proposed allocations | | Total additional housing 2006-2028 | % of Sub-Area Total |
| | | | Strategic allocations | Non-strategic sites | | | Strategic allocations | Non-strategic sites | | |
| Chichester City | 677 | 1,526 | | 300 | 2,503 | 37.2% | | 300 | 2,503 | 34.4% |
| Southbourne | 70 | 25 | | 500 | 595 | 8.9% | | 500 | 595 | 8.2% |
| Rest of Bournes area | 117 | 227 | | 150 | 494 | 7.3% | | 150 | 494 | 6.8% |
| Tangmere | 56 | 209 | 950 | 0 | 1,215 | 18.1% | 1,500 | 0 | 1,765 | 24.3% |
| N Manhood/E of Chichester | 140 | 147 | | 200 | 487 | 7.2% | | 200 | 487 | 6.7% |
| Selsey | 102 | 22 | | 200 | 324 | 4.8% | | 200 | 324 | 4.5% |
| East Wittering | 95 | 33 | | 750 | 878 | 13.1% | | 750 | 878 | 12.1% |
| South Manhood area | 20 | 57 | | 150 | 227 | 3.4% | | 150 | 227 | 3.1% |
| Total | 1,277 | 2,246 | 950 | 2,250 | 6,723 | 100.0% | 1,500 | 2,250 | 7,273 | 100.0% |

| Sub-Area | Net Completions 2006-10 | Total Identified Housing | Housing Target C - 355 dwellings a year | | | | Housing Target D - 380 dwellings a year | | | |
|---------------------------|-------------------------|--------------------------|-----------------------------------------|---------------------|------------------------------------|---------------------|-----------------------------------------|---------------------|------------------------------------|---------------------|
| | | | Proposed allocations | | Total additional housing 2006-2028 | % of Sub-Area Total | Proposed allocations | | Total additional housing 2006-2028 | % of Sub-Area Total |
| | | | Strategic allocations | Non-strategic sites | | | Strategic allocations | Non-strategic sites | | |
| Chichester City | 677 | 1,526 | 550 | 300 | 3,053 | 39.0% | 1,100 | 300 | 3,603 | 43.0% |
| Southbourne | 70 | 25 | | 500 | 595 | 7.6% | | 500 | 595 | 7.1% |
| Rest of Bournes area | 117 | 227 | | 150 | 494 | 6.3% | | 150 | 494 | 5.9% |
| Tangmere | 56 | 209 | 1,500 | 0 | 1,765 | 22.6% | 1,500 | 0 | 1,765 | 21.1% |
| N Manhood/E of Chichester | 140 | 147 | | 200 | 487 | 6.2% | | 200 | 487 | 5.8% |
| Selsey | 102 | 22 | | 200 | 324 | 4.1% | | 200 | 324 | 3.9% |
| East Wittering | 95 | 33 | | 750 | 878 | 11.2% | | 750 | 878 | 10.5% |
| South Manhood area | 20 | 57 | | 150 | 227 | 2.9% | | 150 | 227 | 2.7% |
| Total | 1,277 | 2,246 | 2,050 | 2,250 | 7,823 | 100.0% | 2,600 | 2,250 | 8,373 | 100.0% |

Option 4 - Combination of Options 1-3

| Sub-Area | Net Completions 2006-10 | Total Identified Housing | Housing Target A - 305 dwellings a year | | | | Housing Target B - 330 dwellings a year | | | |
|---------------------------|-------------------------|--------------------------|-----------------------------------------|---------------------|------------------------------------|---------------------|-----------------------------------------|---------------------|------------------------------------|---------------------|
| | | | Proposed allocations | | Total additional housing 2006-2028 | % of Sub-Area Total | Proposed allocations | | Total additional housing 2006-2028 | % of Sub-Area Total |
| | | | Strategic allocations | Non-strategic sites | | | Strategic allocations | Non-strategic sites | | |
| Chichester City | 677 | 1,526 | 700 | 300 | 3,203 | 47.6% | 700 | 300 | 3,203 | 44.0% |
| Southbourne | 70 | 25 | | 300 | 395 | 5.9% | | 300 | 395 | 5.4% |
| Rest of Bournes area | 117 | 227 | | 100 | 444 | 6.6% | | 100 | 444 | 6.1% |
| Tangmere | 56 | 209 | 950 | 0 | 1,215 | 18.1% | 1,500 | 0 | 1,765 | 24.3% |
| N Manhood/E of Chichester | 140 | 147 | | 150 | 437 | 6.5% | | 150 | 437 | 6.0% |
| Selsey | 102 | 22 | | 100 | 224 | 3.3% | | 100 | 224 | 3.1% |
| East Wittering | 95 | 33 | | 500 | 628 | 9.3% | | 500 | 628 | 8.6% |
| South Manhood area | 20 | 57 | | 100 | 177 | 2.6% | | 100 | 177 | 2.4% |
| Total | 1,277 | 2,246 | 1,650 | 1,550 | 6,723 | 100.0% | 2,200 | 1,550 | 7,273 | 100.0% |

| Sub-Area | Net Completions 2006-10 | Total Identified Housing | Housing Target C - 355 dwellings a year | | | | Housing Target D - 380 dwellings a year | | | |
|---------------------------|-------------------------|--------------------------|-----------------------------------------|---------------------|------------------------------------|---------------------|-----------------------------------------|---------------------|------------------------------------|---------------------|
| | | | Proposed allocations | | Total additional housing 2006-2028 | % of Sub-Area Total | Proposed allocations | | Total additional housing 2006-2028 | % of Sub-Area Total |
| | | | Strategic allocations | Non-strategic sites | | | Strategic allocations | Non-strategic sites | | |
| Chichester City | 677 | 1,526 | 1,250 | 300 | 3,753 | 48.0% | 1,800 | 300 | 4,303 | 51.4% |
| Southbourne | 70 | 25 | | 300 | 395 | 5.0% | | 300 | 395 | 4.7% |
| Rest of Bournes area | 117 | 227 | | 100 | 444 | 5.7% | | 100 | 444 | 5.3% |
| Tangmere | 56 | 209 | 1,500 | 0 | 1,765 | 22.6% | 1,500 | 0 | 1,765 | 21.1% |
| N Manhood/E of Chichester | 140 | 147 | | 150 | 437 | 5.6% | | 150 | 437 | 5.2% |
| Selsey | 102 | 22 | | 100 | 224 | 2.9% | | 100 | 224 | 2.7% |
| East Wittering | 95 | 33 | | 500 | 628 | 8.0% | | 500 | 628 | 7.5% |
| South Manhood area | 20 | 57 | | 100 | 177 | 2.3% | | 100 | 177 | 2.1% |
| Total | 1,277 | 2,246 | 2,750 | 1,550 | 7,823 | 100.0% | 3,300 | 1,550 | 8,373 | 100.0% |

Option 5 - Maximise Housing in all Identified Locations

| Housing Target E – 415 dwellings a year | | | | | | |
|-----------------------------------------|-------------------------|--------------------------|-----------------------|---------------------|------------------------------------|---------------------|
| Sub-Area | Net Completions 2006-10 | Total Identified Housing | Proposed allocations | | Total additional housing 2006-2028 | % of Sub-Area Total |
| | | | Strategic allocations | Non-strategic sites | | |
| Chichester City | 677 | 1,526 | 1,800 | 300 | 4,303 | 47.1% |
| Southbourne | 70 | 25 | | 500 | 595 | 6.5% |
| Rest of Bournes area | 117 | 227 | | 150 | 494 | 5.4% |
| Tangmere | 56 | 209 | 1,500 | 0 | 1,765 | 19.3% |
| N Manhood/E of Chichester | 140 | 147 | | 200 | 487 | 5.3% |
| Selsey | 102 | 22 | | 200 | 324 | 3.5% |
| East Wittering | 95 | 33 | | 750 | 878 | 9.6% |
| South Manhood area | 20 | 57 | | 150 | 227 | 2.5% |
| Additional housing (to be distributed) | | | | 70 | 70 | 0.8% |
| Total | 1,277 | 2,246 | 3,300 | 2,320 | 9,143 | 100.0% |