

Chichester District Council Housing and Economic Land Availability Assessment

2020

Report



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Important Notice – Disclaimer

In relation to the information contained within the Chichester Housing and Economic Land Availability Assessment (HELAA), and any other report relating to the findings of the HELAA, the Council makes the following disclaimer, without prejudice:

- The HELAA only identifies available sites. It does not allocate sites for development. The allocation of sites for future housing or economic development will be determined through the Local Plan Review, Site Allocation Development Plan Documents or through neighbourhood plans.
- The identification of potential housing and economic development sites within the HELAA does not imply the Council will grant planning permission for residential or economic development. All planning applications for housing and economic development will continue to be considered against the appropriate policies in the development plan and have regard to any other material considerations.
- The inclusion of potential housing and economic development sites within the study does not preclude them from being considered for other purposes.
- The boundaries of sites are based on the information available at the time. The HELAA does not limit an extension or contraction of these boundaries for the purpose of a planning application or development plan allocation.
- The exclusion of sites from the study (i.e. because they were not identified) does not preclude either the possibility of a development plan allocation or the grant of planning permission for residential or economic development on such sites. It is acknowledged that sites will continue to come forward that may be suitable for residential or economic development that has not been identified in the HELAA.
- Where it is set out, any estimation of when development may come forward is based on an assessment at the time of the study. Circumstances or assumptions may change which may mean sites could come forward sooner or later than originally envisaged.
- The Council has assumed that the sites that contain an element of previously developed land are identified as previously developed land for the purposes of the HELAA only. However, this assumption does not constitute the Council's formal determination of the status of the established lawful use of the site and does not mean that the Council formally considers the site as previously developed.

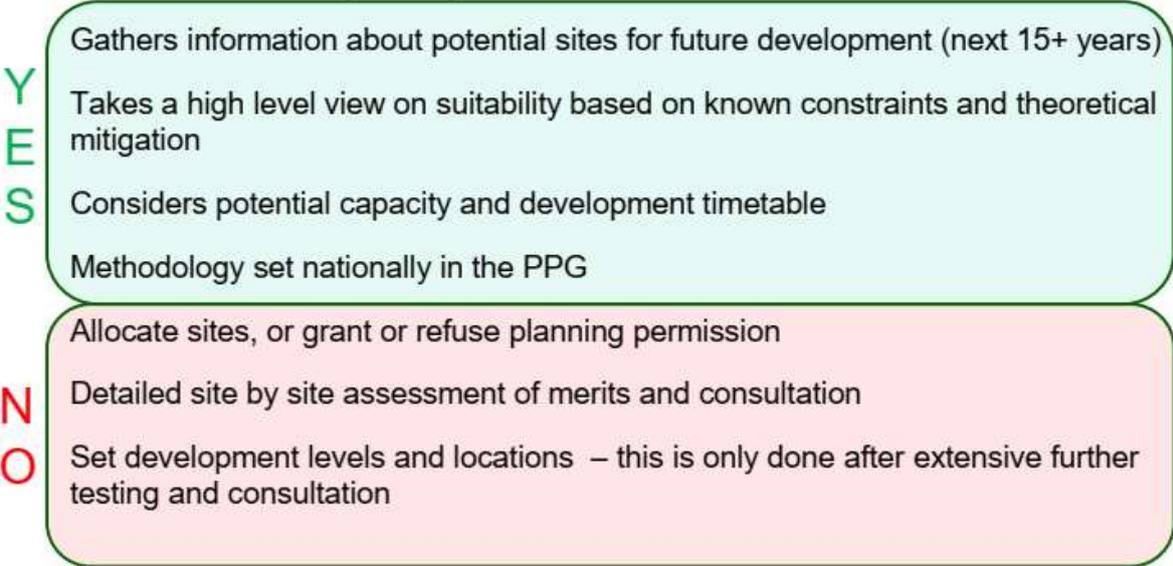
- The information that accompanies the HELAA is based on information that was available at the time of the study. Users of the study's findings will need to appreciate there may be additional constraints on some sites that were not identified at the time of the survey and that planning applications will continue to be treated on their merits at the time of the planning application rather than the information contained within the assessment. Likewise, some of the identified constraints may have been removed since the information was compiled. Issues may arise during the course of a detailed planning application that could not/were not foreseen at the time of the assessment. Applicants are therefore advised to carry out their own analysis of sites to identify any constraints or other information for the purpose of a planning application and not rely solely on the findings of the HELAA.
- The housing or economic development capacity of a site in the study either relates to the number of dwellings or floorspace indicated by the site promoter or is an estimate based on the Council's methodology. However, the site capacities in the study do not preclude densities or floorspace being increased on sites. Nor does it mean that the densities or floorspace envisaged within the assessment would be appropriate and these would need to be considered through the relevant planning process, for example either a development plan allocation or when a planning application is submitted.
- The study had a cut-off date of 31 December 2019 for new sites, 31 March 2020 for substantive updated information and 31 July 2020 for confirmation of continued availability. The findings are a 'snap-shot' of information held at that time. Therefore, some of the information held within the HELAA may have changed since that date. For example, sites that are identified as not having planning permission may have secured permission since the relevant cut-off date. Similarly planning permission may have lapsed on other sites.
- The Council intends to use the HELAA as a 'living document' that will be updated on a regular basis.

Executive summary

Process and scope

- E.1 The primary purpose of the 2020 Housing and Economic Land Availability Assessment (HELAA) is to identify all land for 5+ dwellings or 0.25ha/500sqm+ economic uses across the Local Plan Area that is available for potential development for housing or economic development for at least the next 15 years.
- E.2 The HELAA is an important part of the evidence base of the Local Plan Review. It is however only one of a suite of documents, assessments and datasets that all contribute to the process of forming a new Local Plan.
- E.3 The HELAA is intended as a ‘first step’ in the process, a first cut of potential sites. Many other more detailed and specialist assessments will follow, that together will identify and refine the options for development. This process as a whole will lead into the formation of a revised development strategy which will form the framework for the emerging Local Plan Review.
- E.4 The methodology for this study is set nationally. The HELAA has a limited scope and a specific purpose. This is summarised in the diagram below.

Figure 1: Scope of the HELAA



- E.5 In order to ensure all potential options for future development are identified, the 2020 HELAA takes a “policy-off” approach. This means that existing Local Plan or Neighbourhood Plan policies are not taken into account when considering site suitability or when development may be able to be delivered.

This approach is in contrast to the assessment of planning applications and related development management work. Consequently, the conclusions of the HELAA are strongly caveated.

E.6 In the 2020 HELAA, sites are identified as green unless:

1. They already have planning permission or an existing site allocation under the Local Plan or a made Neighbourhood Plan and no changes are proposed;
2. There are significant national policy or built or natural environmental designations affecting the site that would mean that development would, in principle, likely be unacceptable;
3. The site's characteristics (gradient, existing use, access, proximity to hazards or sources of nuisance) are such that development would likely not be achievable, either through direct impacts or the absence of appropriate mitigation;
4. There are legal or viability reasons why a development would unlikely deliver within the 15 year timeframe

E.7 Key changes in outcomes from the 2018 HELAA are identified below. In the 2020 edition:

- a. Risk of flooding from rivers or the sea as a result of climate change has been taken into account, alongside existing flood risk considerations. Sites for residential development wholly or in the majority at risk (existing flood zone 3 or equivalent climate change zone) are discounted;
- b. Site assessments do not take existing Development Plan policy, the existing adopted Development Strategy or the draft emerging Local Plan Review strategy into account when determining potential suitability. It is a fully "policy-off" assessment. Sustainability criteria are applied through later stages in the plan-making process;
- c. Non-designated landscape impact/ impact on settlement gaps are no longer reasons to discount a site in the HELAA;
- d. Sites have not been subdivided on the maps to account for reduced yields or mitigation. If part of a site is considered to have potential for some development, the full site area is green. The detailed assessment forms provide further information in these cases.

E.8 The HELAA only assesses sites on an individual basis, looking at a high level at constraints and opportunities that directly affect the site itself. No account has been taken of cumulative impacts. No consideration has been given to detail, simply broad principles and opportunities. Matters of infrastructure or environmental capacity do not feature in this assessment; these matters are considered through other related evidence work.

Results

Table 1: Summary of results

	Number of sites	Relevant document	Explanation
Submitted sites	319		
Ineligible sites	-6	Appendix 1A	Sites not qualifying for assessment
Qualifying sites	313		
In Planning	-53	Appendix 1B	Sites with existing Development Plan allocations, planning permission or under construction
Allocated sites with additional potential	+1 ¹	Appendix 3	Detailed site assessments
Duplicate sites	-2 ²	Appendix 3	Detailed site assessments
Sites for assessment	259		
Discounted at Stage 1	-34	Appendix 2	Showstopper constraints
Discounted at Stage 2	-35	Appendix 2	Sites not suitable, not available or not achievable
Development potential	190	Appendix 3	Detailed site assessments
Deliverable (within 5 years)	102	Appendix 4	Estimated trajectories and yields
Developable (Y6+)	88	Appendix 4	Estimated trajectories and yields
Residential/mixed use Promoted and potentially suitable for residential (146) Promoted and potentially suitable for mixed uses (23) Promoted for residential, potentially suitable for mixed/employment (13)	182	Appendix 5 Appendix 4A Appendix 4C Appendix 3	Location of potential overall residential capacity by parish and sub area Estimated trajectories and yields (residential) Estimated trajectories and yields (mixed) Detailed site assessments
Employment only	8	Appendix 4B	Estimated trajectories and yields

¹ While there were 4 sites identified with additional potential, 3 were part areas so were given new references and not discounted at the "In Planning" stage.

² Partial duplicates are assessed and referenced separately.

- E. 9 The 190 sites with development potential are considered to have a theoretical capacity sufficient for:
 - Up to 26,383 dwellings
 - 294,825sqm employment floorspace
 - An additional 382,800sqm non-residential floorspace on sites promoted for mixed uses. This includes education, business, retail, tourism, community and health uses

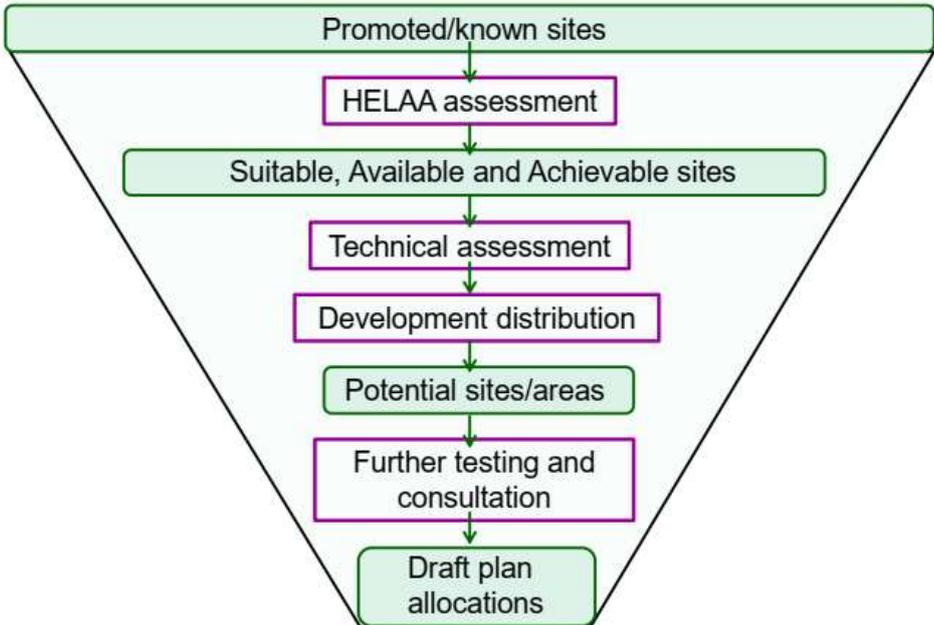
- E.10 The distribution of these potential sites around the plan area is shown on the maps in Appendix 6 and within Tables 2 and 3 below.

- E.11 An additional 58 dwellings per year is then added from years 6+ to take into account windfall development. The total theoretical capacity from identified sites and windfall to 2037 is therefore up to around 25,209 dwellings, with an additional 1,940 potential dwellings identified from strategic sites which are estimated to complete after 2037.

- E.12 The study’s outcomes are then subject to a risk assessment before being presented in the format of a sequence of maps with associated tables and reports. The documents are designed to be read and used as a set, with the tables and reports providing the explanation for the information on the maps.

- E.13 The sites considered to have potential will now feed into the next stage of technical assessments, where they will be reviewed in more detail against a much wider range of criteria. This will reduce the number of sites with development potential at each stage, as shown in the diagram below. The combination of all the evidence based studies and strategic policy considerations will then be used to inform a revised development strategy to take forward into the Local Plan Review process.

Figure 2: Key stages in the formation of a development strategy



Introduction

- 1.1 The Housing and Economic Land Availability Assessment (HELAA), formerly known as the Strategic Housing and Economic Land Availability Assessment (SHLAA), is a technical study that undertakes an assessment of land availability. The purpose of the assessment is to identify a future supply of land which is suitable, available and achievable for housing and economic development uses. It also seeks to estimate the development potential of the land identified and when the development is likely to occur.
- 1.2 The HELAA is a key component of the evidence base that will inform the preparation and development of options for the spatial strategy of the Chichester Local Plan Review. Its purpose is to test whether there is sufficient land to meet local housing and employment needs and to identify where this land may be located. The HELAA is one aspect of the evidence base and should be considered collectively with other technical studies to inform the identification and delivery of future housing and economic development in the Plan area (Chichester District excluding the area within the South Downs National Park (SDNP)). The HELAA will also inform the preparation of other Development Plan Documents (DPD) and Neighbourhood Development Plans (NDP).
- 1.3 The HELAA will cover the period up to 2037 to accord with the plan period for the Chichester Local Plan Review. The findings of this version of the HELAA present a snap-shot of information held on the Council's HELAA database at the base date of the study. This is 31 December 2019 for new sites, 31 March 2020 for updated information and 31 July for confirmation of continued availability. The main purpose of the HELAA is to perform the following functions:
 - Identify sites and broad locations with potential for housing and/or economic development from a variety of sources;
 - Assess and provide an indication of the housing and economic development potential of sites and broad locations; and
 - Assess the suitability of sites and broad locations for housing and/or economic development and the likelihood and timing of development coming forward.
- 1.4 The HELAA does not allocate land for housing or economic development. It also does not determine whether land should be allocated or given planning permission for development. The HELAA provides information on the range of sites which are available to meet need. Sites will be allocated in the Local Plan Review, Site Allocations Development Plan Documents, and/or Neighbourhood Plans.

- 1.5 The inclusion of a site as 'suitable' with identified development potential does not mean or guarantee that planning permission will be granted if any specific development proposals come forward subsequently. Any proposed development must be considered through the planning application process in consultation with all interested parties.

2. Key updates from 2018

- 2.1 National guidance for the production of a HELAA was updated in July 2019. The changes are set out in paragraph 2.7 of the methodology. The HELAA guidance should be read in conjunction with the related guidance on making efficient use of land, including finding alternative appropriate uses for land currently protected or retained for other uses including previously development land, and planning for higher density development.
- 2.2 The Local Plan Review process has identified additional constraints to development that affect the Plan Area more strategically and updated housing and economic needs. This includes flood risks associated with climate change. The 2020 HELAA therefore takes a broader view on suitability in order to present the widest range of options for potential development. Compliance with existing Development Plan policy has been removed from the assessment criteria, and mitigation options have been reconsidered to test if potentially suitable sites could deliver more.

Brownfield/Previously Developed Land (PDL)

- 2.3 The considerations of PDL in the HELAA are set out in paragraphs 5.24-5.29 of the methodology.
- 2.4 The 2020 HELAA has identified 52 sites with development potential where part or the entire site qualifies as previously developed land (PDL) under the National Planning Policy Framework (NPPF) criteria. This land offers a potential residential yield of approximately 4,850 dwellings and 34,200sqm employment floorspace. Approximately 1,500 of this residential total comes from 35 sites that are considered to be wholly PDL. This is significantly higher than the 2018 HELAA which identified approximately 300 dwellings from 7 full PDL sites.

Flood risk and climate change

- 2.5 The different approach to flood risk and climate change is explained within paragraphs 5.14-5.19 of the methodology.
- 2.6 7 sites with an estimated capacity of approximately 321 dwellings were discounted in 2018 for current flood risk reasons. This HELAA considers both

existing flood risk and future climate change flood risk and discounts sites for residential uses that fall primarily or fully within existing flood zones 2 or 3 or the climate change risk zones for 2070 or 2115 (equivalent to existing flood zone 3).

- 2.7 In 2020, 11 sites for up to approximately 988 dwellings have been discounted citing flood risk or climate change reasons as the primary reason for discounting the site. This is 24% of the total promoted yield from discounted sites. Of these, 5 sites for around 152 dwellings are listed with existing flood risk constraints while 6 sites promoted for up to 836 dwellings were discounted due to climate change flood risk. The sites affected by climate change are concentrated in East Wittering and Bracklesham, West Wittering and Selsey parishes.

Density

- 2.8 Considerations of density are explained in paragraphs 5.51-5.54 of the methodology.
- 2.9 The 2020 HELAA retains, as a starting point, the baseline estimate of 30 dwellings per hectare from 80% net developable area for residential development and 40% floorspace from the net developable area for employment development used in the 2018 HELAA. These estimates take into account generic requirements for access, parking, landscaping and services on an average site and therefore are a guide only. These figures are used in the absence of developer information on potential yields or if the promoted yield is considered too low to make efficient use of land. Higher densities are used in this study if updated promoter information suggests that this may be appropriate. This includes scope for:
- An additional 150 dwellings at West of Chichester (HC0002) without increasing developable area;
 - Approximately 1,000 dwellings (up to 40 dwellings per hectare) across two residential-led mixed use sites in Oving (HOV0005a and HOV0020) identified in the emerging Local Plan Review Preferred Approach 2018 for a minimum of 600 dwellings; and
 - Potential for up to 728 dwellings (up to 35 dwellings per hectare) at HAP0003b, identified for a minimum of 100 dwellings as part of a larger strategic employment-led allocation in the Preferred Approach Plan
 - 464 dwellings were added to the overall potential residential yield as a result of using CDC estimates instead of promoter submissions, to make more efficient use of identified land. These opportunities are identified site by site in Appendix 3
- 2.10 The estimate of potential residential capacity is theoretical and does not fully take account of policy considerations including local character, housing mix or

site specific additional drainage or infrastructure requirements. These are matters beyond the scope of this study. Similarly, the estimate of employment floorspace capacity in the absence of promoter information is 40% net developable floorspace across the range of proposed uses. The final yields will be influenced by the specific business needs and use class into which the use is categorised, in addition to site specific considerations. The resultant figures are therefore approximate. The risk assessment takes this into account. Further considerations of yields and densities will take place later in the Local Plan Review process to make the most efficient and sustainable use of available land.

Development Plan considerations

- 2.11 The different approach to consideration of development plan policy constraints is explained in paragraphs 5.31-5.34 of the methodology.
- 2.12 The Plan Area has a high housing need and is subject to extensive and significant environmental and infrastructure capacity constraints. In order to develop a sound plan that meets the development needs of the Plan Area in a sustainable and positive manner, it is important that all options for development opportunities are considered fairly and openly. This HELAA therefore tested three different assessment criteria, the details of which are explained in the methodology and summarised in section 3 below. The first takes into account existing development plan policy constraints. The second takes a more flexible approach to location and existing use criteria and the third is a fully policy off assessment. The impacts of this on the potential capacity of the Plan Area are identified in Tables 2 and 3 below.

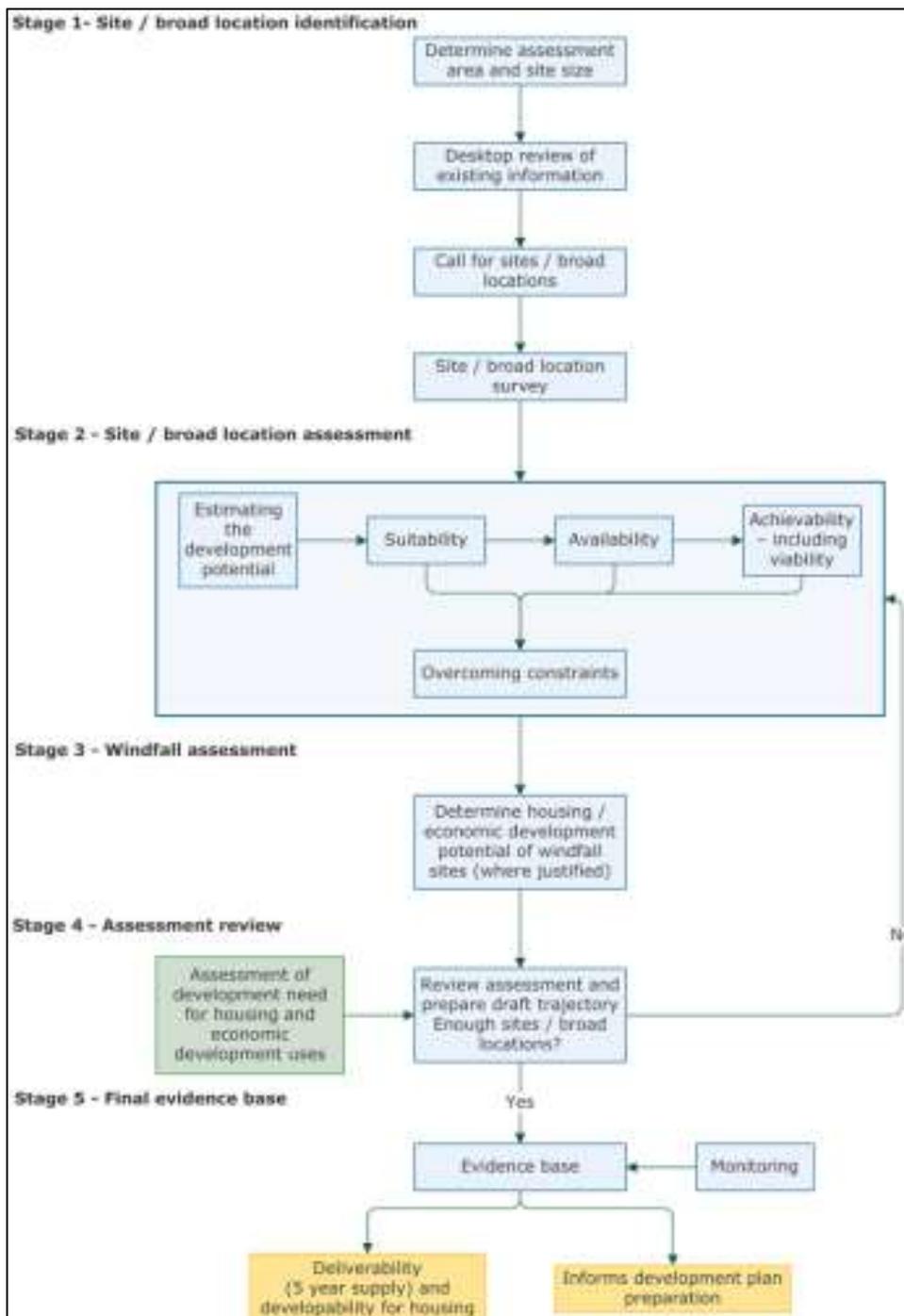
Parish identification

- 2.13 Sites are identified with a unique code that relates to the parish in which they are located. If a site crosses one or more parish boundaries, it will be identified to the parish in which the majority of or the core of the site is located. The site assessments in Appendix 3 note the relevant parish location(s). The yield and trajectory information throughout the study relate to the parish code in the site reference. This is for identification purposes only. The intention of the HELAA is to identify available capacity in the Plan Area not to attribute development on a parish by parish basis. The development distribution and parish allocations will be determined at a later stage following extensive further testing of relevant evidence.

3 Methodology and Findings

- 3.1 This section sets out a summary of the HELAA methodology adopted by the Council in preparing the HELAA, and the findings from each stage of the methodology process. Please note this is only a summary of the methodology used, the full methodology is available separately on the Council’s website.
- 3.2 The methodology flowchart from national Planning Practice Guidance is set out below.

Figure 3: Planning Practice Guidance methodology flowchart



Stage 1: Identification of sites/ broad locations

Assessment area

- 3.2 The HELAA considers land availability within the Chichester Local Plan area, covering the District outside the SDNP, but including designated Neighbourhood Plan Areas.

Site size

- 3.3 In line with standard guidance, thresholds of 5 or more dwellings for residential uses or 0.25 hectares/500 sqm of floorspace for employment uses have been applied. Sites of less than 5 dwellings will be considered as windfall.
- 3.4 This HELAA does not identify “broad areas” for development. Instead, sites are considered individually with no maximum size threshold. The largest identified site is 192ha. For Chichester City for example, all options for strategic expansion and many opportunities for small to medium sized developments have been already identified either through the HELAA or sites within the planning process. This includes previously developed land. Two sites with existing allocations are identified to have capacity for additional development. A windfall allowance is included to capture yields from smaller sites which would take into account changes of use and previously developed land within the urban area. There is no compelling evidence that there will be a significant increase beyond those sources of supply within the Plan period. The distribution of sites with potential across the plan area, including within sub-areas, is shown on the overview North and South maps and in Tables 2 and 3 below. The final development distribution and the location of strategic development sites will be determined through the forthcoming development strategy assessment process.

Desktop review of existing information

- 3.5 The Council has used a wide range of data sources to identify potential development sites. Sources include land in the Local Authority’s ownership, Brownfield Land Register, planning application records, sites identified in the 2018 HELAA and regeneration opportunities. The full list is included in Table 1 of the accompanying Methodology. At this early stage in the process, it is important to, “cast the net wide” and include all options. Considerations of suitability are introduced later.

Call for sites

- 3.6 A central purposes of the HELAA is to identify available land for development. The call for sites process is therefore an important stage to ensure information

about land availability is up to date and all opportunities have been taken to identify available land across the Plan Area.

- 3.7 This assessment considers sites promoted to or known to the Council between 3 August 2017 (end date for information the 2018 HELAA) and 31 December 2019. Substantive updates to information on sites already known to the Council were accepted up to 31 March 2020, and confirmation of continued availability notifications on all previously promoted sites were accepted until 31 July 2020. This period takes into account the Regulation 18 consultation period for the Local Plan Review which took place from 13 December 2018 to 7 February 2019.

Site/broad location survey

- 3.8 The 319 sites submitted or identified for the HELAA were subject to an initial desktop review, using the criteria from Tables 2A, 2B and 2C in the accompanying methodology. This stage filters out:

1. Sites which fall outside the scope of the HELAA (Table 2A: Not Considered)
2. Sites already in the planning process (Table 2B: Not Assessed)
3. Sites those with significant constraints to development (Table 2C: Not Suitable)

- 3.9 With reference to Table 2A, 6 sites were rejected.

- 2 sites were located outside of the Plan Area
- 3 sites fell under the 5 dwellings residential threshold
- 1 site fell under the 0.25ha employment threshold

- 3.10 With reference to Table 2B, 53 sites were identified to already be part of the planning process³:

- 17 had planning permission
- 20 were under construction
- 15 were existing site allocations
- 1 was already identified as a regeneration area

- 3.11 These sites and the reasons for their being discounted at this stage are set out in Appendix 1. There were however 4 sites subject to existing allocations that did proceed to round 2. HCC0002 (West of Chichester) was included as a result of updated promoter information identifying an opportunity to increase

³ Where large/phased sites fell into multiple categories, the most advanced stage has been identified in these figures. The table in Appendix 1B provides more details and identifies all categories relevant to each site.

yields that merited further consideration. Three additional sites, HCC0050b (Land at Barnfield/north of Lidl), HKD0001b (Land at Townfield) and HTG0005 (Land at City Fields Way) and form part of allocated sites but were presented for alternative uses. These have been given separate site references to their wider allocations and therefore continue directly through to Stage 2. 1 duplicate site was removed.

- 3.12 The final part of Stage 1 is to identify if there are any significant built or natural environment constraints that would likely be “showstoppers” for development in accordance with the NPPF and statutory consultee advice. The full list of these constraints and why they would in principle inhibit development for residential or employment purposes are set out in Table 2C of the methodology.
- 3.13 34 sites, with a promoted capacity of approximately 2,000 dwellings, were discounted at Stage 1a due to ‘showstopper’ constraints. Of these:
- 30 sites (up to around 1,500 dwellings) were discounted due to their location within the Chichester Harbour Area of Outstanding Natural Beauty
 - 3 sites were discounted due to inclusion of or proximity to significant heritage assets (approx. 500 dwellings)
 - 1 site (7 dwellings) was discounted due to its location within Flood zone 3b
- 3.14 In total, 93 sites were discounted from the process after Stage 1. The remaining 226 sites progressed to Stage 2.

Stage 2: Site/broad location assessment – estimating development potential

Suitability, Availability, Achievability

- 3.15 As identified in Figure 3 above, Stages 2-4 are iterative. This means that if after Round 1 of assessment the study identifies insufficient sites or broad areas to meet the identified needs for the Plan Area as an absolute minimum, or there is any uncertainty that needs would be met once all other relevant evidence studies and constraints are applied to the available land, further rounds of assessment are necessary. Paragraphs 4.17-4.23 of the methodology explain.

Round 1

- 3.16 Round 1 retained the approach set out in the 2018 methodology, taking into account existing Local Plan and Neighbourhood Plan policy constraints.

- 3.17 In Round 1, sites were discounted if they were:
- i. Not adjacent to or opposite a Settlement Boundary, including sites separated from Settlement Boundaries by railway lines and major roads
 - ii. In existing use and a change of use was proposed
 - iii. Residential proposals located within an area identified for employment uses in the current Development Plan, including specialist employment areas such as Horticultural Development Areas.
- 3.18 This approach gave a good indication of the potential level of development that could be accommodated if only minor adjustments were made to the development strategy as part of the Local Plan Review.
- 3.19 The remaining sites were then considered against the other suitability, availability and achievability criteria as detailed in section 5 of the methodology (paragraphs 5.10-5.34 for suitability, 5.35-5.39 for availability and 5.40-5.43 for achievability).
- 3.20 Under these criteria, sites were discounted if a relevant constraint was identified and insufficient mitigation was submitted or identified to satisfactorily resolve these conflicts in principle. If the constraint affected the majority or a large part of the site, the full site was discounted, sites were not subdivided.
- 3.21 **At the end of Round 1, the theoretical capacity for the Plan Area was 11,128 dwellings from 81 residential or mixed use sites and 203,700sqm employment floorspace from 3 employment sites. An additional 154,950sqm non-residential floorspace was identified on 14 mixed use sites that were considered potentially suitable after Round 1.**
- 3.22 On the basis of evidence of employment and housing needs, and in light of emerging evidence on other constraints affecting the capacity of the Plan Area not taken into account in the HELAA, the decision was taken to revisit the methodology and undertake a further round of assessment to increase potential capacity.

Round 2

- 3.23 In Round 2, all sites located less than 1km from a Settlement Boundary (including those with existing policy constraints) and all sites in existing use regardless of location were re-introduced. In Round 2, sites were only discounted for their location if they were 1km or more away from a Settlement Boundary. The remainder passed through to the next stage.

- 3.24 The remaining sites were then considered for suitability, availability and achievability in the same manner as in Round 1 (see para 3.19 above). All sites discounted for suitability in Round 1 were also reconsidered to test whether mitigation was possible.
- 3.25 **Round 2 increased the potential capacity of the Plan Area by 10,846 dwellings to approximately 22,474 dwellings from 156 residential or mixed use sites, and 231,700sqm employment floorspace from 4 employment only sites, an increase of 28,000sqm. The amount of non-residential floorspace offered by mixed use sites increased by 187,600sqm to 342,550sqm after Round 2.**

Round 3

- 3.26 In Round 3, all sites previously discounted due to location or use constraints were reintroduced, and assessed against the remainder of the Stage 2 criteria. Round 3 resulted in a full policy-off outcome.
- 3.27 Using the Round 3 methodology, out of 259 eligible sites, 34 were discounted for Stage 1 showstopper constraints and 35 sites were discounted at Stage 2 for being unsuitable, unavailable or unachievable. The remaining 190 are considered to have some development potential for residential, employment or mixed uses.
- 3.28 **Round 3 increased the potential capacity from available land across the Plan Area by 3884 dwellings to 26,383 dwellings from 182 residential or mixed use sites, 294,825sqm employment floorspace from employment only sites. An additional 382,800sqm non-residential floorspace has been identified from promoted mixed use sites. This is considered to be the maximum theoretical capacity from the available land in the Local Plan Area with potential development opportunities for 2020-2037.**
- 3.29 The two tables below identify how the changes to the methodology and the iterative process affected the potential capacity of available land for parish by parish and by sub-area. It must be stressed at this stage that these estimates and distribution relate only to the availability of land with some theoretical potential for development. The figures and locations take no account of matters including sustainability, infrastructure capacity or cumulative impacts, neighbourhood planning or Local Plan considerations. Where sites cross parish boundaries, the capacity has been attributed to the parish with the majority of the land or the parish that includes the settlement most closely related to the site. The data is therefore only of relevance in the specific context of this particular study.

Table 2: Sub area impacts of the iterative process

Sub area		Total identified capacity	Round 1	Round 2	Round 3
North ⁴		2312	1639	43	630
South ⁵		24071	9514	10303	3254
	South west ⁶	13197	6050	6749	398
	South east ⁷	5369	660	2283	2426
	Manhood Peninsula ⁸	3999	2441	1128	430
	Chichester City	1506	363	1143	0
Totals		26383	11153	11346	3884

⁴ North parishes: Kirdford, Loxwood, Lynchmere, Plaistow and Ifold, Wisborough Green

⁵ South parishes: Apuldram, Birdham, Bosham, Boxgrove, Chichester City, Chidham and Hambrook, Donnington, Earnley, East Wittering and Bracklesham, Fishbourne, Funtington, Hunston, Lavant, North Mundham, Oving, Selsey, Sidlesham, Southbourne, Tangmere, Westbourne, Westhampnett, West Itchenor, West Wittering

⁶ South west parishes: Bosham, Chidham and Hambrook, Fishbourne, Funtington, Lavant, Southbourne, Westbourne

⁷ South east parishes: Boxgrove, Oving, Tangmere, Westhampnett

⁸ Manhood peninsula parishes: Apuldram, Birdham, Donnington, Earnley, East Wittering and Bracklesham, Hunston, North Mundham, Sidlesham, Selsey, West Wittering

Table 3: Parish by parish impacts of the iterative process

Parish	Total identified capacity	Round 1 HELAA capacity	Round 2 HELAA additional capacity	Round 3 HELAA additional capacity
Apuldram	864	728	136	0
Birdham	580	295	170	115
Bosham	3324	250	3066	8
Boxgrove	610	115	400	95
Chichester	1506	363	1143	0
Chidham and Hambrook	1475	1256	44	175
Donnington	0	0	0	0
Earnley	318	80	22	216
East Wittering and Bracklesham	0	0	0	0
Fishbourne	1164	480	684	0
Funtington	2784	0	2569	215
Hunston	619	468	151	0
Kirdford	242	242	0	0
Lavant	0	0	0	0
Loxwood	1157	1157	0	0
Lynchmere	0	0	0	0
North Mundham	601	374	227	0
Oving	3342	525	600	2217
Plaistow and Ifold	795	150	15	630
Selsey	902	496	400	6
Sidlesham	93	0	0	93
Southbourne	4092	3706	386	0
Tangmere	906	0	906	0
Westbourne	358	358	0	0
Westhampnett	511	20	377	114
West Itchenor	0	0	0	0
West Wittering	22	0	22	0
Wisborough Green	118	90	28	0
Total/per round	26383	11153	11153	3884
Cumulative totals	26383	11153	22499	26383

Stage 3: Windfall

- 3.30 Section 6 of the methodology identifies the circumstances when a windfall allowance can be added to the total indicative capacity of available land within the Plan Area. Based on local evidence, an additional 58 dwellings per year have been added from years 6+ as a realistic reflection of the contribution small residential sites (under 5 dwellings) make to the overall housing provision.
- 3.31 The emerging Local Plan Review will cover the period up to 2037. Taking into account potential dwelling completions alongside windfall for years 6-18, the total theoretical capacity to 2037 is as follows:

Table 4: Capacity including windfall

Delivery from identified sites 2020-2037	21,923
Delivery from windfall 2025-2037 (@58dpa)	754
Total for 2020-2037	22,677
Post 2037 completions from identified strategic sites	4,460
Total capacity from the HELAA	27,137

Stage 4: Assessment review including trajectories

- 3.37 Section 7 of methodology sets out the assessment review process and the methods for calculating estimated trajectories for the delivery of identified development opportunities.
- 3.38 The iterative process and the use of multiple rounds of assessment as explained above has meant that some of the assessment review part of the process has proceeded hand in hand with the considerations of suitability, availability and achievability in Stage 2. This includes considering the extent to which constraints can be overcome to achieve development (paragraph 5.48 of the methodology) and estimating potential development yields (paragraph 5.49).
- 3.39 Trajectory estimates (explained in paragraphs 5.55-5.60 of the methodology) are dependent on site size and known constraints and are considered on a site-by-site basis without taking account of current policy or strategy. Sites are considered deliverable if development could in theory deliver completions within 5 years and developable if completions are more likely to occur in y6+. Estimates of deliverability will be reconsidered as part of the development strategy assessment process with the five year housing land supply requirements in mind. Paragraphs 5.44-5.47 provide more information about

deliverability and developability criteria. The table below summarises the details in Appendices 3 and 4A to estimate how the identified sites could contribute to housing delivery over the Plan period.

Table 5: Estimated trajectories

	Y1-5 2020- 2024	Y6-10 2025- 2029	Y11-15 2030- 2034	Y16-18 2035- 2037	Beyond Plan	Total
Identified sites	3,745	11,068	5,830	1,280	4,460	26,383
Windfall	0	290	290	174	-	
Totals	3,745	11,358	6,120	1,454	4,460	27,137

- 3.40 Over half of the promoted sites for residential development (102 sites) are considered to have potential for delivery within 5 years; however as the majority of these are small sites the majority of the yield is estimated to come forward in the mid phase onwards. The HELAA completions in the first 5 years will supplement the existing supply including permitted and allocated sites and windfall.
- 3.41 For employment sites however, it is estimated that the majority of development would more likely be delivered from Y6 onwards, including from specialist employment sites and mixed use sites with an employment component. The first 5 years is estimated to deliver on predominantly small to medium sites including HCC0050b (Part of Barnfield), HCC0058 (former House of Fraser) and additional development at Vinnetrow Business Park (HNM0020) and Wharf Farm (HWG0020). Some specialist employment development at Crouchlands Farm (HPI0009) may also commence within the first 5 years. The majority of the remaining floorspace is identified on strategic scale sites that have long lead in times and rely on additional infrastructure capacity to deliver development, therefore are phased later in the Plan period. Employment trajectories are included at Appendix 4B, with development of non-residential uses on mixed use sites estimated in Appendix 4C.
- 3.42 The risk assessment set out in para 7.3 of the methodology identifies a range of risks for delivery of development and strategies for addressing these risks. The identification of a wide variety and large number of sites within the HELAA allows for flexibility and the opportunity to adapt to any identified risks and reduce the risk of failing to meet the plan targets. Regular monitoring will assist in managing risks proactively.

Stage 5: Final evidence base and using the HELAA

3.43 Section 8 of the methodology identifies the requirements for the presentation of the HELAA data and how the individual documents and maps fit together to complete the study. This comprises:

- Methodology Statement
- This report
- Appendix 1A: Submitted sites not eligible for consideration
- Appendix 1B: Sites already in the planning process (allocated, with planning permission or under construction)
- Appendix 2: Sites discounted as unsuitable, unavailable or unachievable
- Appendix 3: Individual assessments for sites with potential for development
- Appendix 4: Indicative trajectories for residential (4A) employment (4B) mixed use sites (4C) and Gypsy and Traveller sites (4D)
- Appendix 5: Parish by parish and overall plan area totals and identification of changes since 2018
- Appendix 6: 28 maps (26 individual parishes, north area and south area)

3.44 The HELAA is an important component of the evidence base for the Local Plan Review. It will be used alongside a suite of relevant technical reports and analysis, to inform the revised development strategy for the plan area and subsequently, to inform the site selection process and formation of policy criteria. The documents can also be used as a starting point to identify available land for inclusion in Neighbourhood Plans. The receipt of new sites and updated information will be regularly monitored in order to inform the next HELAA update.

3.45 A glossary of key terms is included as an appendix to the methodology.