

Local Plan Key Policies – Preferred Approach Explanation and Justification of Housing Numbers

Policy Requirements

The NPPF states that local planning authorities should prepare new Local Plans on the basis that objectively assessed development needs (both for housing and other types of development) should be met, unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the document as a whole. The starting point is that Local Plans should meet the full requirements for market and affordable housing in their housing market area. Any under provision is expected to be addressed through collaborative working with neighbouring authorities, and this is included within the tests of soundness for the plan. The NPPF also indicates that Strategic Housing Market Assessments (SHMAs) should be undertaken as the basis for assessing housing requirements across housing market areas.

Evidence on Housing Requirements

Coastal West Sussex SHMA Update 2012

The Coastal West Sussex SHMA Update 2012 was commissioned by the four coastal districts, meeting the requirements in the NPPF to assess future housing requirements across the Housing Market Area.

The SHMA identifies a range of housing requirements, depending on the assumptions made about demographic projections, future levels of net in-migration and economic forecasts. In terms of demographic/migration led projections, the SHMA indicates a housing requirement for the district as a whole of between 438 - 497 homes/year, with the lower figure based on the 10-year migration trend and the upper figure on the more recent 5-year trend. The SHMA also looks at the relationship between housing numbers and employment growth (assuming existing commuting patterns continue). It suggests that a minimum of 367 homes/year would be needed simply to maintain current employment levels (zero employment growth). It also includes a projection based on economic forecasts for the district (provided by Experian), which indicates that a much higher housing figure of 750 homes/year could be needed in to order to meet potential employment growth requirements.

Affordable Housing Requirements

The SHMA Update 2012 also provides an assessment of affordable housing requirements based on an assessment of local housing need using the Basic Needs Assessment Model set out in Government Practice Guidance. This identifies a net housing need for 1,782 affordable homes across the District (including the National Park) over the 2011-2016 period. This equates to an average of 356 affordable homes/year, based on providing housing to meet the needs of all households

currently on the Housing Register, plus housing need expected to arise from newly forming households and existing households falling into need.

Sussex Coast Housing Duty to Cooperate Study 2013 (emerging findings)

The Housing DTC Study has been commissioned by the four coastal districts, plus Brighton & Hove and Lewes as a follow-up to the SHMA Update 2012. It aims to assess the potential, capacity of the area to meet objectively assessed housing requirements taking account of infrastructure and environmental constraints and review potential options for addressing any identified housing shortfall.

The study is being undertaken by GL Hearn and is still in progress. A (confidential) Preliminary Report has recently been produced which, for each local authority area, assesses existing evidence on housing requirements in the context of land supply, development constraints and emerging Local Plan housing provision. For Chichester District, the emerging Study identifies housing requirements equivalent to between 480-590 homes per year, where the lower end of the range broadly aligns with the upper end of the demographic/migration led housing requirements in the SHMA, whilst the higher end reflects the potential for additional economic-driven demand. The Study indicates that existing infrastructure constraints, particularly those relating to wastewater treatment and highways, limit the scope for higher levels of development and the potential to bring forward further strategic sites in and around Chichester beyond those sites currently being considered.

Past Housing Completions

The breakdown of housing completions in the Plan area and National Park area for the period 2001-2012 shows an average of around 350 dwellings/year in the Plan area and around 70 dwellings/year in the SDNP area. Over the period 2006-2012, the balance shifted slightly as completions in the Plan area fell to 333 dwellings/year, whereas the SDNP figure increased to 84 dwellings/year.

How do Local Plan housing numbers compare to identified housing requirements?

The table below shows a comparison of the housing numbers proposed in the draft Local Plan set against the housing requirements indicated by background studies and other available evidence such as past completions.

The National Park Authority is not currently in a position to advise on the level of housing that will be identified in its forthcoming Local Plan. However, on the basis of recent trends in housing completions, it is reasonable to assume delivery of around 75 homes/year in the SDNP area of the District. On this basis, total housing delivery for the District as a whole (including the National Park) would average around 470 homes/year.

The table indicates that:

- The assumed figure of 470 homes/year for the District as a whole would fall midway within the SHMA requirements based on migration trends;

- It would be comparable, but slightly lower, than the previous South East Plan housing target for the District;
- It would fall towards the lower end of the range of housing requirements recommended in the Local Housing Requirements Study (2011);
- It would be likely to fall well short of delivering sufficient affordable housing to meet local needs;
- It would fall below the range of housing requirements set out in the emerging Housing Duty to Cooperate Study;
- It would be unlikely to be sufficient to support strong levels of employment growth as indicated by the SHMA economic forecasts;
- However, the proposed Local Plan housing numbers are significantly higher than recent levels of housing completions.

<i>Projection</i>	<i>Plan area housing (homes/year)</i>	<i>District housing (homes/year)</i>
Economic projection (SHMA)	< 600	750
Housing DTC Study (upper threshold)	515	590
LHRS 2011 (upper threshold)	450	525
5-year migration trend (SHMA)	422	497
LHRS 2011 (lower threshold)	400	450
Proposed Local Plan housing target	395	(470)
Former South East Plan housing target) / Housing DTC Study (lower threshold)	375	480
10-year migration trend (SHMA)	363	438
Average net completions 2001-12	350	421
Zero employment growth (SHMA)	292	367
Net affordable housing need (SHMA)	270 (AH only)	356 (AH only)

Overall the Local Plan housing numbers are sufficient to provide for the demographic/ migration led projections, based on a continuation of trends over the past decade (10-year migration trend). However, they provide limited flexibility to provide for increased levels of migration or higher levels of economic growth, and are likely to fall well short of providing sufficient affordable housing to meet identified local needs.

Assessment of Housing Capacity

As set out above, the SHMA and other evidence indicate a wide range of potential housing requirements for the District according to different scenarios. To meet the NPPF requirements, the Local Plan should seek to meet objectively assessed housing needs as far as possible. At present, there is no guidance at the national

level on how to weigh up different assumptions on future housing requirements. It is ultimately a matter of judgment. However, it needs to be borne strongly in mind that the Government's agenda is to promote growth and its stated aim in abolishing top-down regional housing targets is to increase, not reduce, levels of housing development.

Through the Local Plan process, the Council is likely to come under pressure from the development industry to plan for higher housing numbers, based on arguments that the current housing numbers fail to meet projected requirements, based on the most recent (5-year) migration figures or the economic forecasts. Given the expected level of housing in the SDNP area, the figures for the District as a whole are also likely to fall below the previous SEP district figure. There may also be pressure for the Plan area to accommodate additional housing under the Duty to Cooperate, due to unmet needs in the National Park and/or surrounding districts.

The Council will therefore need to justify the Local Plan housing numbers as representing a realistic assessment of potential capacity to deliver housing across the Plan area. This places a strong emphasis on the need for very robust evidence on the various development constraints affecting the Plan area. These comprise:

- Infrastructure capacity and constraints, in particular relating to wastewater treatment, roads and transport; and
- Environmental constraints – avoiding flood risk areas, protecting environmental designations, landscape quality and settlement character.

A further important aspect in assessing housing capacity is evidence on the availability and suitability of development sites. The NPPF states that local authorities should prepare a Strategic Housing Land Availability Assessment (SHLAA) to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.

Key Development Constraints

The potential for housing delivery in the Plan area is limited due to environmental and infrastructure constraints. A summary of the key constraints is provided below.

Wastewater Treatment Capacity - The most critical impacts on development relate to wastewater treatment capacity, resulting from constraints both in terms of the physical capacity (headroom) of wastewater treatment works and requirements relating to environmental/ water quality standards. The most significant constraints relate to the Apuldram WwTW, which serves Chichester City and discharges into Chichester Harbour. There is no potential to expand capacity at Apuldram WwTW and in addition the Environment Agency has advised that its existing wastewater headroom should not be used until a solution is found to the issue of groundwater infiltration. The other treatment works serving the Plan Area also have limited development headroom to varying degrees and/or are subject to water quality constraints.

The Wastewater Treatment Options Study for Chichester District in 2010 considered alternative options to increase wastewater capacity to accommodate future

development needs. Following its recommendations, the preferred solution is to upgrade Tangmere WwTW to provide expanded capacity to accommodate an additional 3,000 homes. This would enable strategic growth in the south of the District. Work undertaken by the Wastewater Quality Group has demonstrated that an upgrade to the Tangmere WwTW sufficient to meet Local Plan development requirements is feasible and viable, however the proposed upgrade is subject to Ofwat approval for the scheme through the Periodic Review in 2014. Assuming that Ofwat approval is secured, the Tangmere WwTW upgrade could be operational from 2019.

The wastewater capacity constraints effectively impose a ceiling on the level of new housing that can be provided in the first part of the Plan period (up to 2019), as it prevents delivery of strategic housing sites in the Chichester City/Tangmere area until solutions to the wastewater constraints can be implemented.

Traffic congestion/highways capacity – Development is also constrained by issues of traffic congestion in and around Chichester City, including the junctions on the A27 Bypass. Following the 2010 Spending Review, Government proposals to improve the A27 Bypass have been suspended and it is therefore not possible to rely on a publicly funded solution coming forward during the Plan period.

Planning and transport policy requires that new housing should provide adequate mitigation to address traffic impacts generated directly by the development, but does not require development to address pre-existing problems of congestion. In addition, the NPPF states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are judged to be severe (which is not defined).

The Chichester Transport Study has modelled levels of congestion and delays across the highways network in the period up to 2031. It indicates that, even without additional new development, there is likely to be just over 20% growth in trip rates by 2031 compared to the 2009 base. This situation will be accentuated by further new housing development, unless mitigation is provided.

Through joint work involving the Council, WSCC, the Highways Agency and the major development promoters, a package of coordinated measures has been identified that will address the traffic impacts directly generated by proposed housing development and thereby meet the requirements of planning policy. Developer contributions will be used to fund proposed improvements to the six junctions on the A27 Chichester Bypass, linked to further measures to reduce congestion and promote sustainable modes of travel in and around Chichester City. Phasing of development in and around the City will need to be coordinated in conjunction with delivery of these proposed transport improvements.

Since planning policy only requires mitigation of the direct impacts of development on the highways network and this can be potentially achieved, the issues of road capacity and congestion do not impose a specific limit on housing development in the Local Plan. However, traffic issues have influenced the distribution of housing proposed in the Plan, in particular the decision to reduce development in the Manhood Peninsula to a minimum.

Impacts of recreational disturbance on birds at Chichester and Pagham Harbours – Both Chichester Harbour and Pagham Harbour are designated SPA/ Ramsar sites. Evidence from the Solent Recreation and Disturbance Project (and from visitor surveys at both Chichester and Pagham Harbours) indicates potentially damaging impacts on over-wintering birds resulting from recreational activity. These impacts could be increased by further major development.

The Council has adopted an Interim Policy Statement on ‘Development & Disturbance of Birds in Chichester and Langstone Harbours Special Protection Area’. This defines a “zone of influence” that extends to 7km from the Harbour foreshore, covering all the South of the District, except Selsey and a narrow area east of Tangmere. Within this area, all proposals involving developments of 6+ dwellings may require Appropriate Assessment to assess the potential recreational impacts arising from proposed housing. Planning permission will be granted only where harm can be avoided or mitigated.

It is anticipated that development proposals will need to provide or contribute towards mitigation/ avoidance measures, subject to the outcomes of an Appropriate Assessment. This will apply particularly to the strategic development locations and sites close to the harbours. Measures may include access management at the Harbours such as increased wardening, and creation/ enhancement of appropriate green infrastructure to improve local access in less sensitive areas and provide a similar quality experience to that found at the Harbours.

As with traffic impacts, it is not clear that issues of recreational disturbance impose a specific limit on the level of new housing in the Plan area. The acceptability of development proposals will be judged through Appropriate Assessment and in most locations, it should be possible to mitigate the potential development impacts. However, these issues do significantly limit the potential for locating housing development close to the Harbours, which has been a factor in ruling out potential strategic development south west of the City or in the Fishbourne area, and limiting the level of development proposed at Southbourne.

Other constraints – Several other constraints have also been significant in affecting the overall strategy and locations for development. These include flood risk issues (particularly around Selsey) and landscape sensitivity (particularly close to the National Park and AONB boundaries). Concerns over noise issues are particularly relevant in assessing potential for strategic development north-east of Chichester City, due to the area’s proximity to the Goodwood Aerodrome/Motor Circuit.

However, whilst these constraints limit or rule out development in specific locations, it is not considered that they impose an overall limit on the level of housing that can be provided in the Plan area.

Assessment of Land Availability and Housing Potential

A further important aspect in assessing housing capacity is evidence on the availability and suitability of development sites. The NPPF states that local authorities should prepare a Strategic Housing Land Availability Assessment

(SHLAA) to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.

The Council undertook a SHLAA (covering the whole of Chichester District) which was published in March 2010. The SHLAA findings on the potential availability of suitable housing sites was one of the inputs used to inform the parish housing numbers (see below). Council officers are currently updating the SHLAA for the Plan area and an updated SHLAA report will be available shortly.

In addition to the SHLAA work on identifying potential housing sites, Council officers have also engaged in regular and ongoing discussions with the promoters of potential large strategic sites. Together with previous Local Plan consultations (Focus on Strategic Growth Options, Jan 2010 and Housing Numbers and Locations, Aug 2011), this has been used to inform the larger strategic allocations identified in the draft Plan (see below).

Local Plan Housing Provision

The draft Local Plan makes provision for 6,973 homes over the period 2012-2029. This is equivalent to 395 homes/year, plus a further 264 homes to meet the outstanding shortfall (2006-2012) against the previous South East Plan target.

As explained above, the housing numbers have been derived through a detailed assessment of potential capacity for housing delivery across the Local Plan area over the Plan period, taking account of potential land availability and identified environmental and infrastructure constraints.

The housing provision figure comprises several different elements:

1. Planning permissions and identified housing sites (1,984 homes) – This includes existing housing permissions at 1 April 2012, together with other identified sites such as housing land identified in the Sites at Chichester City North Development Brief and identified SHLAA sites where these are within settlement boundaries.
2. Small sites windfall allowance (664 homes) – This allowance is included to account for housing development projected to come forward on small sites of less than 6 dwellings, which it is not realistically possible to allocate in advance.
3. Strategic allocations (3,550 homes) – These comprise larger housing and mixed use sites (at least 100+ homes) which are (or are intended to be) specifically allocated in the Local Plan Key Policies document. They include four large strategic locations in the Chichester-Tangmere area (Shopwyke, West of Chichester, Westhampnett and Tangmere) and three smaller locations (yet to be identified) at the other settlement hubs (Southbourne, Selsey and East Wittering/Bracklesham).
4. Parish housing sites (775 homes) – These comprise sites suitable for small scale housing development (less than 100 homes) to address the needs of local

communities. The Local Plan Key Policies document does not identify specific sites, but provides indicative housing numbers for each parish. It is envisaged that suitable sites should be identified primarily through neighbourhood plans where these are prepared by parish councils, or alternatively in a Site Allocations DPD to be prepared by the Council.

The section below sets out how housing numbers have been derived for the major strategic sites and parish housing sites.

Large Strategic Allocations (Chichester City-Tangmere area)

Shopwyke

Shopwyke is a relatively well contained site of low landscape value, part of which comprises old mineral workings. It is considered that the site would have less direct impact on the character of the City than other potential locations and there has been a general degree of acceptance to the principle of development. The majority of the proposed strategic allocation comprises the Shopwyke Lakes planning application, which is currently being considered by the Council. If permitted, the Environment Agency has accepted that the initial phases of development could commence before 2019, utilising existing available headroom at Tangmere WwTW, although it is likely that later phases of development would have to be phased to follow the proposed WwTW expansion in 2019.

West of Chichester

The site is directly adjacent to the edge of the City, west of Centurion Way. It has been promoted as a large strategic allocation with potential to deliver up to 1,600 homes. The promoters are putting forward development in two phases – Phase 1 of 500-700 homes on the north of the site accessing Broyle Road, followed by Phase 2 which would increase the development to 1,600 homes, including an access from the south onto Westgate.

In terms of most criteria, officers consider that this site scores best in terms of sustainability and potential as an urban extension to the City. It is directly adjacent to the City and provides good access by sustainable modes of travel, avoiding the A27. It offers potential for new employment land at the southern end of the site, substantial greenspace, and other facilities that would benefit the City.

The main potential obstacles to development are wastewater due to the restrictions at Apuldram WwTW, together with concerns over recreational disturbance due to the proximity of the south of the site to Chichester Harbour. The promoters claim they could fund a direct wastewater connection to Tangmere WwTW at a cost of no more than £5m. On recreational disturbance, they argue that they will provide a high percentage of greenspace (50%+ of the site) and will be able to satisfy any mitigation measures that may be required by Natural England.

Given the inherent advantages of the site and assuming potential to overcome the constraints, officers favour this site as a strategic location for future expansion of the City. Therefore, we consider that we should allocate both Phase 1 and 2 in the Plan,

whilst accepting that only a portion of Phase 2 is likely to be built out by 2029. Assuming commencement of development is phased to coincide with the expansion of the Tangmere WwTW in 2019, it is considered that potential delivery is likely to be limited by build rates to around 1,000 homes during the Plan period, with development continuing beyond the Plan period.

Westhampnett (North East of Chichester)

This site was originally promoted as a strategic development area with potential for up to 1,500 homes between the City boundary and Goodwood Motor Circuit/ Aerodrome. However, a large part of the site falls within the floodplain of the River Lavant and is unsuitable for development, with the floodplain effectively separating most of the developable area from the City. In addition, much of the remaining site area is subject to noise impacts associated with the Aerodrome and Motor Circuit. The area suitable for residential development is therefore now considered to be limited to the south of the site on either side of Madgwick Lane.

The promoters have undertaken noise assessment studies to define the developable area and these have been reviewed by the Council. Discussions are ongoing and have not yet reached clear agreement. The promoters still claim that they could accommodate 800-1,000 homes, but this looks optimistic. There is also the issue of the development occupying the gap between Westhampnett village and the City.

Council officers consider that an upper limit of around 500 homes is realistic. This would be phased to occur after 2019 following expansion of the Tangmere WwTW.

Following the reduction in the developable area, it is now considered that the development would work better if planned as an extension to Westhampnett village rather than an extension of the City as originally proposed. As such, it could be planned to integrate with and deliver community facilities for Westhampnett village.

Tangmere

The concept of expanding Tangmere has been proposed for a number of years. There is considerable land with development potential to the west and south of the village. A master-planned strategic expansion would offer the opportunity to deliver improved infrastructure and facilities which would benefit the village as a whole. Development at Tangmere would also provide relatively cheaper market housing for local households compared to Chichester City.

Proposals for a development of at least 1,500 homes were originally promoted by a consortium of the three main landowners. In terms of site area, the land identified offers scope to accommodate a much higher figure. However, irrespective of the scale of development allocated, the current capacity restrictions at Tangmere WwTW would restrict the amount of housing that can realistically be delivered in the period to 2029.

The three main landowners are now working separately. This presents complications in terms of coordinating and master-planning development. However, the potential to deliver large scale housing development at Tangmere remains.

A key issue is the scale of development needed to deliver infrastructure and facilities for the village. Officers consider that planning for around 1,000 homes is reasonable. A smaller number would risk the development being unable to afford substantial improvements to improvements and facilities in the village. This could result in a continuation of the piecemeal housing expansion that the village has experienced in the past. The exact numbers and location of development will be refined further through discussion with the promoters and through the master-planning process.

Development needs to be carefully phased to enable good integration with the existing village and community. Assuming development is phased to commence in conjunction with the expansion/upgrading of the Tangmere WwTW in 2019, we estimate that there is potential to deliver up to around 1,000 homes at Tangmere over the Plan period.

Other Strategic Allocations (Southbourne, Selsey and East Wittering/Bracklesham)

These settlement hubs were included as part of the Parish Housing Numbers consultation in Autumn 2012, and it was assumed that sites would be delivered through the neighbourhood plan process as for other parish housing sites. However, following informal discussions on the draft Plan, the Planning Inspectorate expressed concerns about the possibility of a continuing housing supply shortfall in the early part of the Plan period, due to the Plan's high reliance on strategic sites that are constrained by the wastewater restrictions affecting the Apuldram and Tangmere treatment plants.

To address this, it is now proposed to allocate medium scale strategic sites at Southbourne, Selsey and East Wittering/Bracklesham in the Local Plan Key Policies document, in order to promote the earliest possible delivery of housing at these locations where there is existing available wastewater capacity. Specific sites have not been identified in this draft of the Plan document, but Council officers have met with the relevant parish councils. Both Southbourne and Selsey Councils are now actively working to identify housing sites through early adoption of a neighbourhood plan. The Council is also looking to work with the parishes in the East Wittering area to identify suitable site(s).

Discussion of the housing numbers for Southbourne, Selsey and East Wittering/Bracklesham is included in the section below on Parish Housing Sites.

Parish Housing Sites

In addition to the strategic sites allocations, the Local Plan makes provision for small scale housing to address the needs of local communities. It is envisaged that suitable housing sites should be identified primarily through neighbourhood plans prepared by the relevant parish councils. Housing numbers are identified in the Local Plan in accordance with the defined settlement hierarchy, with new housing directed primarily towards larger, more sustainable settlements.

The proposed parish housing numbers set out in the Local Plan are based on detailed assessment of the housing potential and capacity of individual parishes and settlements. This analysis has considered the size and character of individual settlements, levels of local housing need, the availability of everyday services and facilities, and levels of accessibility and public transport. It has also taken account of known development constraints and potential sites in each parish (drawing on the Council's Strategic Housing Land Availability Assessment which is currently being updated). Explanation and justification of the housing numbers identified for each parish is included in the Parish/Settlement Profiles (forthcoming).

In Autumn 2012, the Council undertook informal consultation with all the parish councils on proposed parish housing numbers to be included in the Local Plan. The housing numbers were expressed as an indicative range for each parish (e.g 50-100 homes). In total, the indicative parish numbers would deliver a range of 1,520-2,790 homes in the Plan Area (South) and 215-375 homes in the Plan Area (North), giving a range of 1,735-3,165 homes across the Plan area as a whole.

In response to the consultation, parish councils raised a range of issues covering matters such as development constraints, infrastructure, and the timing and phasing of housing delivery. In response to these comments, and further representations by Councillors, the parish housing numbers have been substantially reduced in the Local Plan. In summary, the main changes are:

- The Local Plan is now proposing to allocate strategic sites at Southbourne, Selsey and East Wittering/Bracklesham, rather than leaving this to neighbourhood plans or a future Site Allocations document (see above).
- The proposed housing numbers for East Wittering/ Bracklesham have been reduced substantially from 350-600 homes to 100 homes. This reflects Parish Council and Member concerns over the proposed scale of development on the Manhood Peninsula, primarily relating to transport constraints, potential environmental impacts and concerns over lack of local employment opportunities.
- The parish housing numbers for Chichester City have been reduced, as the NHS Trust land identified in the Sites at Chichester City North Development Brief is now included in the housing supply figures.
- The housing numbers for Southbourne Parish have been split between the strategic allocation at Southbourne village (300 homes) and a further 50 homes to be identified at other settlements in the Parish.
- In all the other parishes, the minimum figure previously proposed in the housing range has been set as an indicative target. For example, for Birdham the Local Plan now proposes an indicative figure of 50 homes (rather than 50-100 homes as suggested in the Parish Housing Numbers consultation).

The net effect of these adjustments has been to reduce the amount of housing proposed on parish housing sites to a total of just 775 homes, plus a further 550 homes proposed as strategic allocations at the three settlement hubs of Southbourne, Selsey and East Wittering/Bracklesham.

Phasing and Delivery of Housing Development

Pre-2019

In terms of housing delivery and phasing, the Plan period can be divided into two periods. Prior to 2019 there is very limited flexibility in where housing can be provided due to the current restrictions at Apuldram WwTW and the limited capacity at Tangmere WwTW. These restrictions effectively delay the release of the large strategic sites identified in the Chichester-Tangmere area (with the possible exception of Shopwyke).

The wastewater constraints largely dictate the strategy in the early part of the Plan period, which is to locate as much development as possible towards areas where there is available wastewater capacity (i.e the Bournes area and Manhood Peninsula). However, as previously noted, there is relatively limited scope for development in these areas, due to other constraints (e.g traffic congestion and recreational disturbance). Also, given the lead times involved in identifying and delivering sites, it is probably unrealistic to assume that the allocated sites at the settlement hubs will be built out by 2019.

It should also be noted that there is already substantial committed housing development at Chichester City (Graylingwell, Roussillon Barracks, and land identified in the Chichester City North Development Brief), plus potential to deliver some or all the development at Shopwyke.

Post-2019

Assuming expansion of Tangmere WwTW is completed in 2019/20, this provides much more flexibility in the second part of the Plan period. It will allow the delivery of the remaining large strategic allocations identified in the Chichester-Tangmere area. The key factor limiting the level of housing provision post-2019 is likely to be the influence of the housing market (and to some degree infrastructure requirements) on house-building rates on the major sites. The Local Plan assumes that delivery of around 100 homes per year is potentially achievable on the strategic allocations. Therefore, it is considered that up to 2,500 homes can be provided on the three large strategic sites - West of Chichester (around 1,000 homes), Westhampnett (around 500 homes) and Tangmere (up to 1,000 homes). However, these delivery rates are likely to require a strong housing market.