



56b Spitalfield Lane, Chichester - PO19 6SH

Guide Price £150,000



STRIDE & SON



## 56b Spitalfield Lane

Chichester

The site at 56B Spitalfield Lane is situated within the defined settlement boundary of Chichester, as identified in the adopted **Chichester Local Plan 2021–2039**. Under Policy S2 (Settlement Hierarchy), settlement boundaries distinguish built-up areas—where development is generally supported in principle—from the open countryside, where development is more restricted.

Land located within the settlement boundary can therefore benefit from a presumption in favour of sustainable development, subject to compliance with the wider Development Plan and all other material planning considerations.

### Development Potential

The site represents an attractive and sustainable opportunity for residential development. It is considered that the site **may be suitable**, subject to the necessary consents, for:

- A single high-quality dwelling; or
- Potentially a small-scale residential scheme, depending on design, density, and amenity considerations.



Chichester is identified as a highly sustainable settlement where growth is directed, reflecting its access to services, employment, and infrastructure. The Local Plan also anticipates that a proportion of housing delivery will come forward on windfall sites within existing settlements, such as infill or redevelopment opportunities.

On this basis, it is considered likely that proposals of an appropriate scale and design would receive favourable consideration, although this cannot be guaranteed.

#### Site Attributes

- Located within the established urban area of Chichester
- Dual access opportunities from Spitalfield Lane and Melbourne Road
- Close to the city centre, hospital, and a range of local amenities
- Situated within an attractive and established residential environment

These characteristics are consistent with planning objectives promoting sustainable, well-located development.



## Key Planning Considerations

Any prospective development would need to address the following matters:

### 1. Design and Character

Proposals should respond sensitively to the surrounding built environment, reflecting local character, scale, and layout in accordance with adopted design policies.

### 2. Access and Highways

The availability of access from two roads is a positive attribute and may provide flexibility in layout, subject to highways approval.

### 3. Residential Amenity

Development must secure a high standard of amenity for future occupiers whilst safeguarding neighbouring properties.

### 4. Nutrient Neutrality (Nitrate Mitigation)

The site lies within the **nutrient neutrality catchment relating to Chichester Harbour**. As such:

- Residential development is likely to require a **nutrient neutrality assessment**
- A **nutrient budget calculation** will be required at planning application stage
- Mitigation measures (often through the purchase of **nitrate credits** or similar schemes) will need to be secured
- These are typically formalised via a **legal agreement (e.g. Section 106)** prior to consent



### Important Note to Purchasers

This information is provided as a general guide only. **No planning permission is currently in place**, and there is **no guarantee** that consent will be granted.

All interested parties are advised to make and rely upon their **own enquiries** with Chichester District Council and any relevant professional advisers regarding the planning potential of the site, the form of development that may be acceptable, and any associated requirements or costs (including nitrate mitigation).

Spitalfield Lane sits on the eastern side of Chichester, within easy walking distance of the pedestrianised city centre, St Richard's Hospital and the University of Chichester. The city offers a wide range of shops, restaurants, cafes and leisure facilities, as well as the Pallant House Gallery and the Chichester Festival Theatre. The South Downs National Park is approximately 2.5 miles to the north, and Chichester Harbour, Chichester Marina and the beaches at West Wittering are within easy reach to the south-west. To the north of the city, the Goodwood Estate hosts the Festival of Speed, Goodwood Revival and a season of horseracing. Chichester station provides rail services along the coast to Portsmouth and Brighton and to London Victoria, with bus stops also close by. You said: go back to the plot of land that was mentioned - please pull the detail

Tenure: Freehold







## Stride & Son

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