

HELAA Assessment Summary Table - Developable - Residential Site

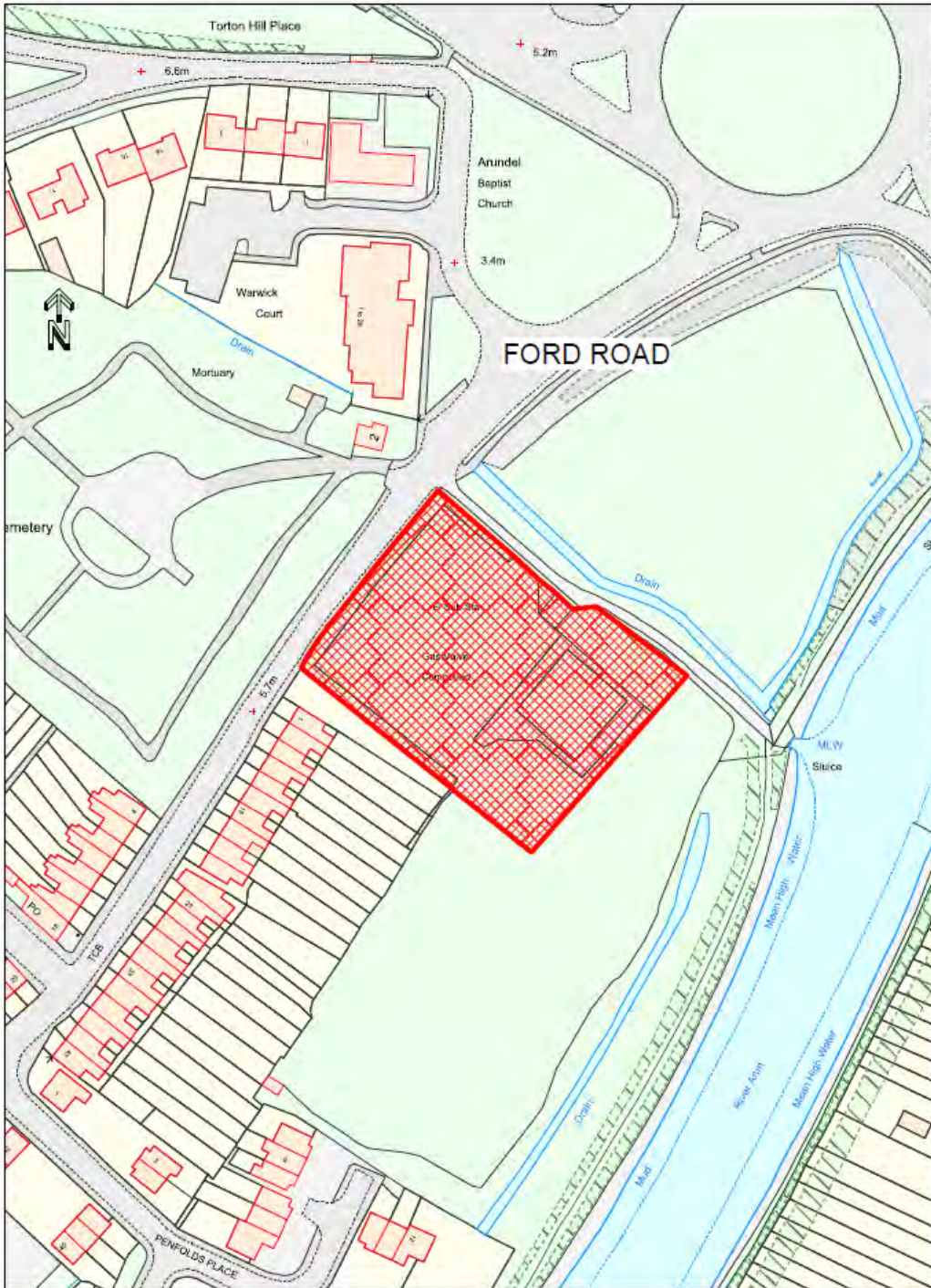
Reference	115
Site Location	Electronic Sub Sation, Ford Road
Parish	Arundel
Grid Reference	501295 - 106735
Strategic Allocation Site	No
Neighbourhood Plan Site	Yes
Site Area	0.43
Net Developable Area	0.34
Viability Typologies	13-MB12
Description of Site and Existing Use	The site is a very overgrown plot with a former electrical substation building. Located on approach to Arundel, off Ford Road. Vacant, Former Town Gas works
Settlement	Arundel
Local Plan Area	Inland Arun Area
Existing Use	Brownfield (PDL)
Constraints	Ground contamination from the previous use of the site as a former town gas works. Approximately half site covered by Flood Zone 3b (functional floodplain) and 3a and 2. As such, there will be additional abnormal construction cost in accounting for flood storage on site or replacing flood storage capacity in the immediate vicinity, along with associated ground levels of habitable rooms. Visibility for road access is restricted in both directions. TPOs around edges of site.
Suitability Summary	Inside the built up area. There may be some opportunity for part of the site to be used for housing as allocated in the Arundel Neighbourhood Plan, subject to overcoming the setting of Arundel policy and appropriate flood alleviation. Site identified within flood zone 3b where an exception test needs to be passed to justify housing development.
Availability Summary	Arundel Town Council confirm land owner is in talks with national grid, in order to develop the site
Achievability Summary	According to the Local Plan Viability Assessment this site may not be viable, in addition there will likely be extra costs for flood alleviation
Potential Use for Evaluation	Residential
Current Status	Developable

Projected Potential Yields

Suggested Density	Suggested Total Yield	Promoted/Planning Application
-------------------	-----------------------	-------------------------------

						suggested total yield	
35		37					
2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
0	0	0	0	0	0	0	0
2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
0	0	0	37	0	0	0	

115



HELAA Assessment Summary Table - Developable - Residential Site

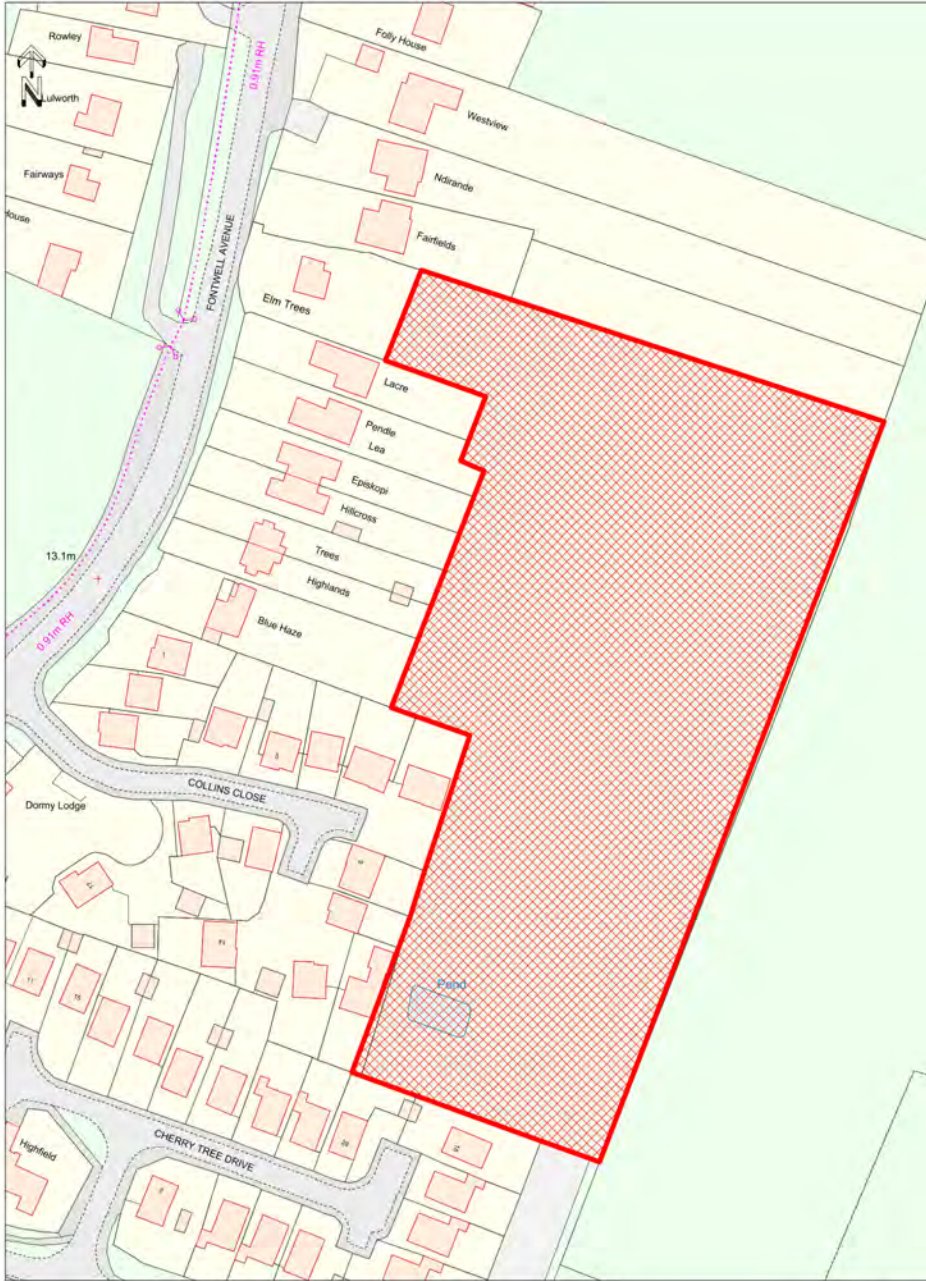
Reference	138
Site Location	Land to the East of Collins Close,
Parish	Eastergate
Grid Reference	494679 - 105745
Strategic Allocation Site	No
Neighbourhood Plan Site	Yes
Site Area	1.08
Net Developable Area	0.86
Viability Typologies	3-MG50
Description of Site and Existing Use	The site consists of vacant scrubland surrounded by hedging and woodland. The medical centre to the south of the site was approved under EG/57/16/PL.. The site is located within the built up area boundary and the site lies within Local Plan strategic allocation SD5 BEW. Scrubland
Settlement	Eastergate
Local Plan Area	Inland Arun Area
Existing Use	Greenfield
Potential Use for Evaluation	Residential
Constraints	Existing trees and vegetation. The site is at risk from groundwater flood risk. Lidsey treatment catchment.
Suitability Summary	The site is considered suitable for housing development as it forms part of the Local Plan strategic allocation SD5 BEW. It has been assessed in detail through the Local Plan process and also the Neighbourhood Plan process. The site is considered suitable due to its accessibility to facilities, job opportunities and public transport, and because there are no insurmountable constraints. The site could contribute to the creation of a sustainable, mixed-use community.
Availability Summary	The site is considered available as it has been assessed and allocated through both the Local Plan and Neighbourhood Plan process.
Achievability Summary	According to the Arun Local Plan Viability Study 2016 the site is considered to be viable and achievable
Current Status	Developable

Projected Potential Yields

Suggested Density	Suggested Total Yield	Promoted/Planning Application suggested total yield
-------------------	-----------------------	---

35			25				
2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
0	0	0	0	0	0	0	25
2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
0	0	0	0	0	0	0	

138



Mapping produced by Arun District Council
 © Arun District Council and Crown Copyright. All rights reserved. Licence No: 100018487, 2016
 Production Date: 01 August 2016



HELAA Assessment Summary Table - Developable - Residential Site

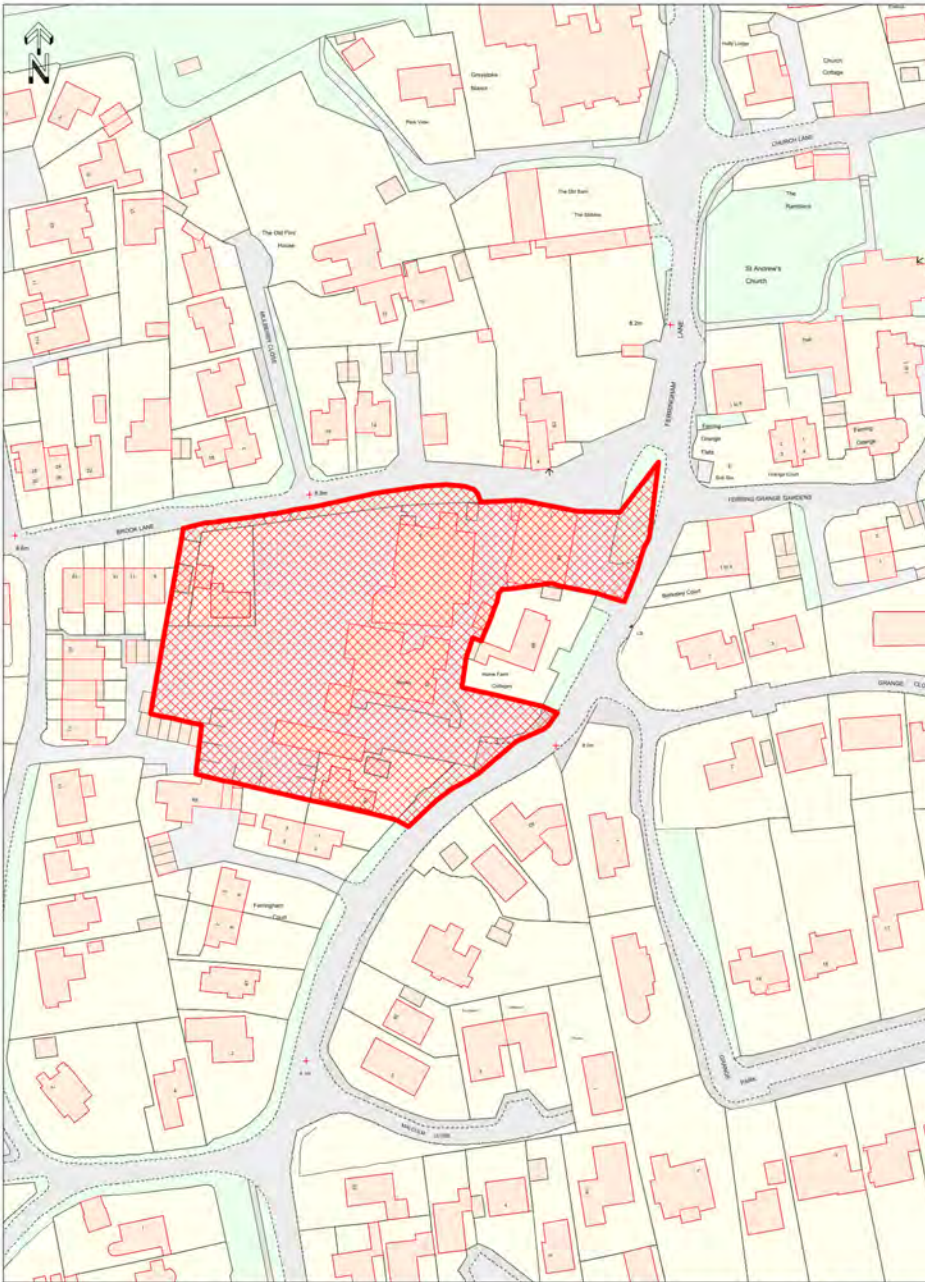
Reference	NEWFG4
Site Location	Land at Ferringham Lane
Parish	Ferring
Grid Reference	509303 - 102497
Strategic Allocation Site	No
Neighbourhood Plan Site	Yes
Site Area	0.6
Net Developable Area	0.5
Viability Typologies	13 - MB12
Description of Site and Existing Use	Unusual shaped site in a residential area. Currently used for employment. Various buildings on site Commercial.
Settlement	Ferring
Local Plan Area	Greater Littlehampton Urban Area
Existing Use	Residential
Potential Use for Evaluation	Residential
Constraints	Arun SFRA Ground Water Flood Risk V1, Potentially contaminated land, setting of Listed Buildings along Ferringham Lane. Abuts Ferring Conservation Area.
Suitability Summary	The site is located within the built up area boundary and is currently occupied by a business. It is considered suitable by virtue of its location and relationship to local shops and services. The site is allocated in the Neighbourhood Plan so has been assessed in more detail through this process.
Availability Summary	Due to the site's recent promotion and its allocation within the Neighbourhood Plan, it is considered available for development.
Achievability Summary	According to the Arun Local Plan Viability Study 2016 the site is considered to be viable and achievable
Current Status	Developable

Projected Potential Yields


Suggested Density			Suggested Total Yield			Promoted/Planning Application suggested total yield	
30			14				
2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
0	0	0	0	0	0	14	0
2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34

0	0	0	0	0	0	0	
---	---	---	---	---	---	---	--

NEWFG4



Mapping produced by Arun District Council
© Arun District Council and Crown Copyright. All rights reserved. Licence No: 100018487, 2016
Production Date: 04 August 2016

www.arun.gov.uk  ARUN DISTRICT COUNCIL

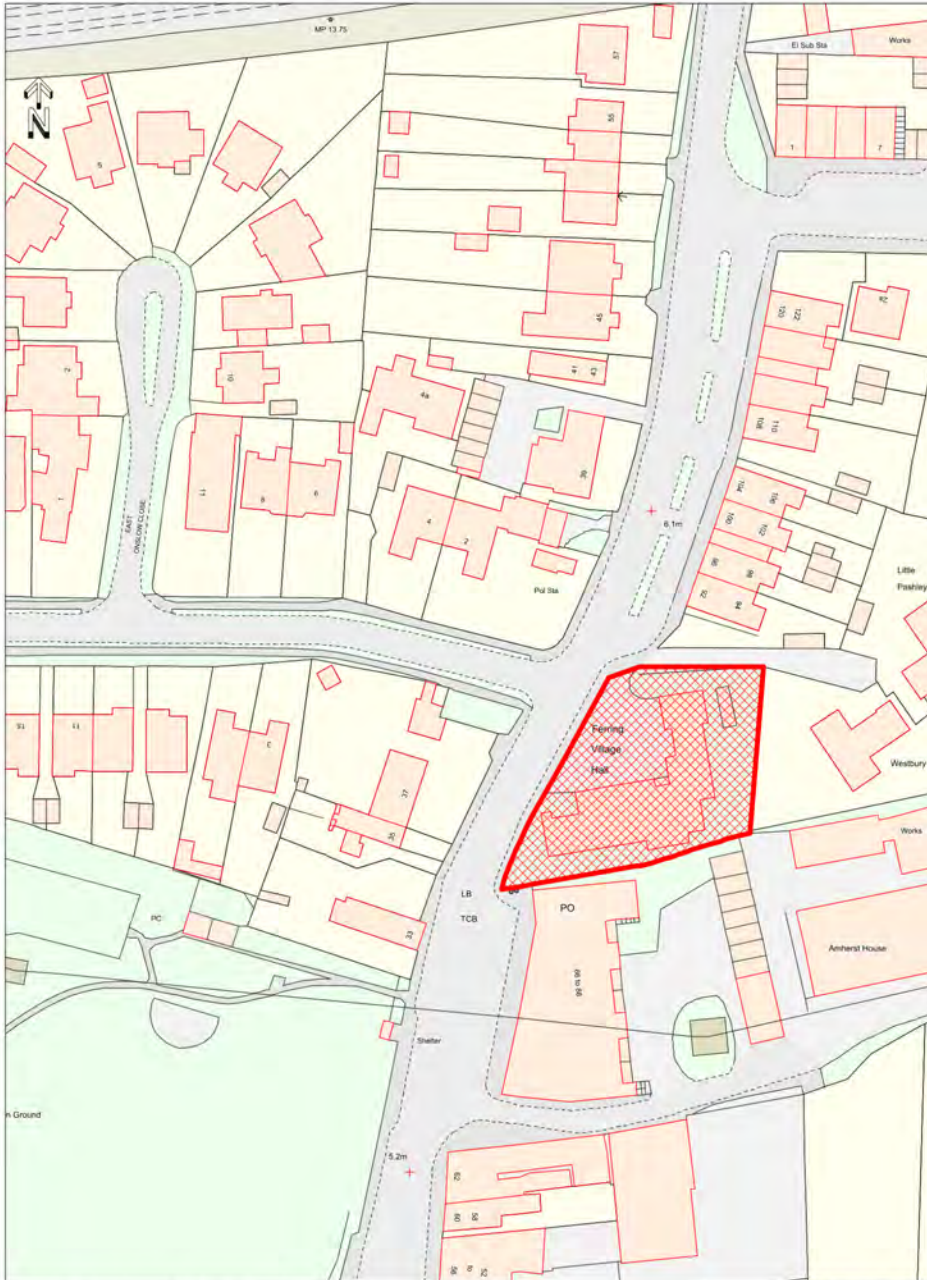
HELAA Assessment Summary Table - Developable - Residential Site

Reference	NEWFG3
Site Location	Ferring Village Hall, Ferring Street
Parish	Ferring
Grid Reference	509524 - 102936
Strategic Allocation Site	No
Neighbourhood Plan Site	Yes
Site Area	0.12
Net Developable Area	0.12
Viability Typologies	3-MG50
Description of Site and Existing Use	Village hall which accommodates the majority of the plot.
Settlement	Ferring
Local Plan Area	Greater Littlehampton Urban Area
Existing Use	Brownfield (PDL)
Potential Use for Evaluation	Residential
Constraints	Arun SFRA Ground Water Flood Risk v1,potential ownership issues
Suitability Summary	The site is within the centre of Ferring and is identified in Ferring neighbourhood plan as suitable for up to 10 maisonettes. The site therefore is considered suitable for development.
Availability Summary	The site has been allocated within the Ferring Neighbourhood plan, and as a consequence is considered to be available. There are some potential ownership / relocation issues however so the site it is unlikely to come forward in the short term.
Achievability Summary	According to the Arun Local Plan Viability Study 2016 the site is considered to be viable and achievable
Current Status	Developable

Projected Potential Yields

Suggested Density			Suggested Total Yield				Promoted/Planning Application suggested total yield	
75			9					
2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	
0	0	0	0	0	9	0	0	
2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	
0	0	0	0	0	0	0		

NEWFG3



Mapping produced by Arun District Council
© Arun District Council and Crown Copyright. All rights reserved. Licence No: 100018487, 2016
Production Date: 04 August 2016

www.arun.gov.uk 

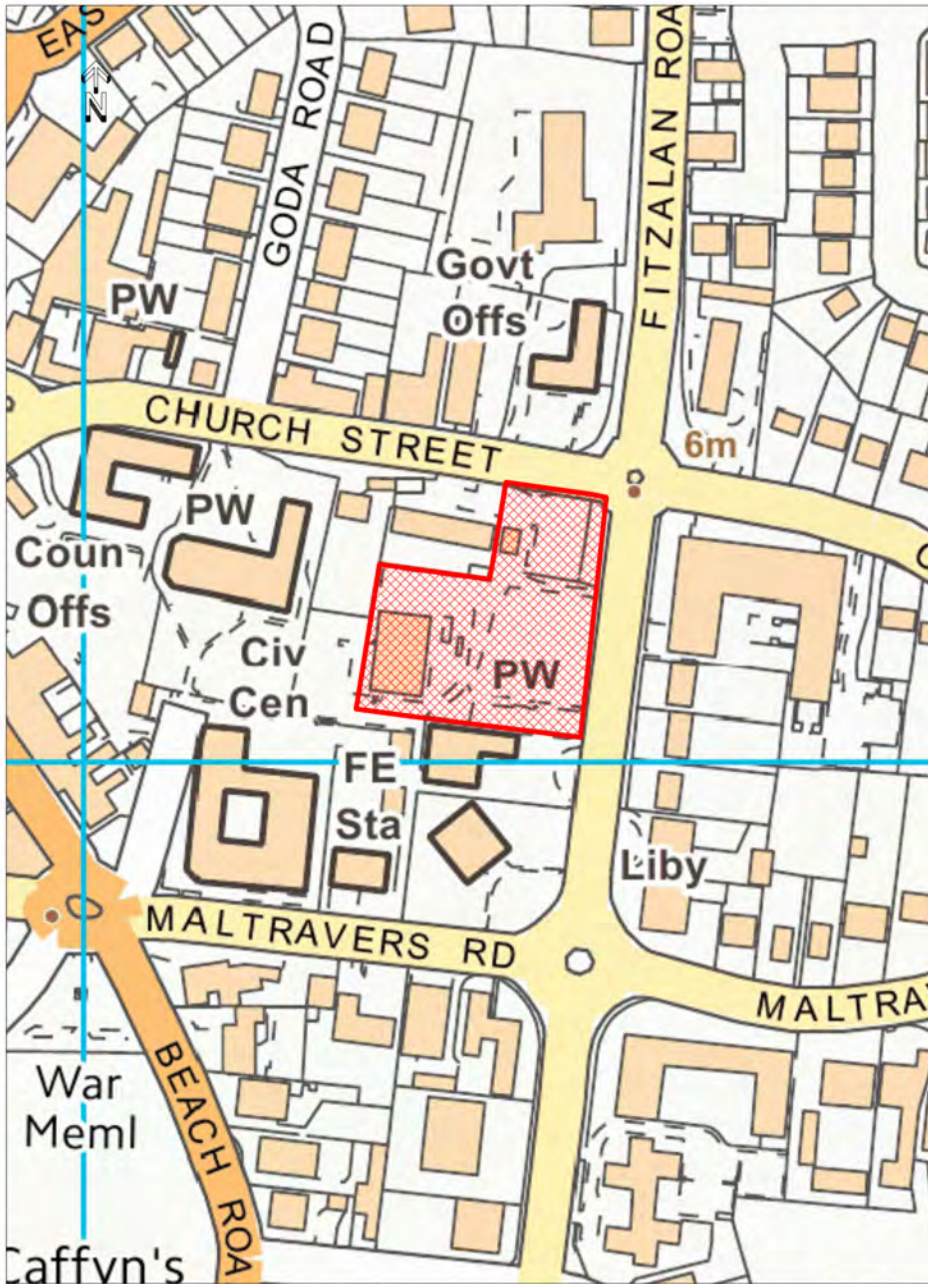
HELAA Assessment Summary Table - Developable - Residential Site

Reference	NEWLU40
Site Location	Former Hospital Site, Fitzalan Road/Church Street
Parish	Littlehampton
Grid Reference	503144 - 102037
Strategic Allocation Site	No
Neighbourhood Plan Site	Yes
Site Area	0.54
Net Developable Area	0.43
Viability Typologies	13-MB12
Description of Site and Existing Use	Former hospital site to the west of Fitzalan Road Hospital
Settlement	Littlehampton
Local Plan Area	Greater Littlehampton Urban Area
Existing Use	Brownfield (PDL)
Potential Use for Evaluation	Residential
Constraints	Areas susceptible to Groundwater flooding, Archaeological notification areas, LEGA Boundary, potential covenants
Suitability Summary	The location of the site is such that it is considered suitable for residential use - it has also been assessed in the neighbourhood plan as being suitable. Redevelopment of the site for residential uses would require assessment into the loss of the health facilities.
Availability Summary	Whilst the site has been allocated with the Neighbourhood Plan, there is no indication as to when the site will be available.
Achievability Summary	According to the Local Plan Viability Assessment 2016 this site is viable and achievable
Current Status	Developable

Projected Potential Yields

Suggested Density			Suggested Total Yield				Promoted/Planning Application suggested total yield	
45			19					
2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	
0	0	0	0	0	0	0	0	
2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	
19	0	0	0	0	0	0		

NEWLU40



Mapping produced by Arun District Council
© Arun District Council and Crown Copyright. All rights reserved. Licence No: 100018487, 2016
Production Date: 04 August 2016

www.arun.gov.uk 

HELAA Assessment Summary Table - Developable - Residential Site

Reference	NEWWA14
Site Location	Land at the Rear of Woodacre, Arundel Road Fontwell
Parish	Walberton
Grid Reference	496005 - 106851
Strategic Allocation Site	No
Neighbourhood Plan Site	Yes
Description of Site and Existing Use	Rectangular plot of garden land. Residential
Site Area	0.26
Net Developable Area	0.26
Viability Typologies	6-SG8
Settlement	Fontwell
Local Plan Area	Inland Arun Area
Existing Use	Greenfield
Potential Use for Evaluation	Residential
Constraints	Arun SFRA groundwater flood risk
Suitability Summary	The site is located outside the built up area boundary where development is not normally considered acceptable. However, the site has been identified by the Neighbourhood Plan as being suitable for development but only for around 2 dwellings. Access to the site is linked to a neighbouring Neighbourhood Plan site. The viability calculation estimates it could take up to 8 dwellings so it is remaining in the HELAA for this amount.
Availability Summary	The site has been identified by the Neighbourhood Plan and is therefore considered to be available for development. The availability of the site is linked to the neighbouring Neighbourhood Plan site.
Achievability Summary	According to the Arun Local Plan Viability Study 2016 the site is considered to be viable and achievable.
Current Status	Developable

Projected Potential Yields

Suggested Density		Suggested Total Yield				Promoted/Planning Application suggested total yield	
30		8					
2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
0	0	0	0	0	8	0	0
2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34

0	0	0	0	0	0	0	
---	---	---	---	---	---	---	--

