## HELAA Assessment Summary Table - Developable - Residential Site

<table>
<thead>
<tr>
<th>Reference</th>
<th>AB10</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Location</td>
<td>Greenhurst, Fitzalan Road</td>
</tr>
<tr>
<td>Parish</td>
<td>Arundel</td>
</tr>
<tr>
<td>Grid Reference</td>
<td>501893 - 106887</td>
</tr>
<tr>
<td>Strategic Allocation Site</td>
<td>No</td>
</tr>
<tr>
<td>Neighbourhood Plan Site</td>
<td>Yes</td>
</tr>
<tr>
<td>Site Area</td>
<td>0.14ha</td>
</tr>
<tr>
<td>Net Developable Area</td>
<td>0.14ha</td>
</tr>
<tr>
<td>Viability Typologies</td>
<td>19-UF20</td>
</tr>
<tr>
<td>Description of Site and Existing Use</td>
<td>Large detached dwelling Residential dwelling</td>
</tr>
<tr>
<td>Settlement</td>
<td>Arundel</td>
</tr>
<tr>
<td>Local Plan Area</td>
<td>Inland Arun Area</td>
</tr>
<tr>
<td>Existing Use</td>
<td>Residential</td>
</tr>
<tr>
<td>Potential Use for Evaluation</td>
<td>Residential</td>
</tr>
<tr>
<td>Constraints</td>
<td>Flood Zone 2, 3a&amp; 3b; Biodiversity Opportunity Area. Arun Valley Impact Risk Zone 2</td>
</tr>
<tr>
<td>Suitability Summary</td>
<td>The Site is being considered in conjunction with the adjoining site RU7 called 'Blastreet'. The site is considered to be suitable for housing as it is located in a residential area close to all facilities of the town centre. This site has also been assessed as a suitable housing allocation under the Arundel Neighbourhood plan. It is a constrained site, with limited scope for intensification. Flood protection measures would need investigating including floodplain compensation measures.</td>
</tr>
<tr>
<td>Availability Summary</td>
<td>Planning application AB/36/18/PL received June 2018, for 46 No. sheltered apartments for the elderly on this site and the adjoining site of 'Blaastreet' RU7 which is currently under appeal as at Sept 2019. There are issues to overcome but there is nothing insurmountable to stop it coming forward within 5 years.</td>
</tr>
<tr>
<td>Achievability Summary</td>
<td>According to the Arun Local Plan Viability Study 2016 the site is considered to be viable and achievable</td>
</tr>
<tr>
<td>Deliverability Summary</td>
<td>The promoter estimates that dependent on the planning permission being granted (site currently under appeal) then the determination of planning permission will be in Month 6 of 2020 and completion of last dwelling to be in 2021.</td>
</tr>
<tr>
<td>Current Status</td>
<td>Developable</td>
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### Projected Potential Yields
<table>
<thead>
<tr>
<th>Suggested Density</th>
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<th>Promoted/Planning Application suggested total yield</th>
</tr>
</thead>
<tbody>
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[Map of AB10 area with highlighted area]
<table>
<thead>
<tr>
<th>Reference</th>
<th>115</th>
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</thead>
<tbody>
<tr>
<td>Site Location</td>
<td>Electronic Sub Station, Ford Road</td>
</tr>
<tr>
<td>Parish</td>
<td>Arundel</td>
</tr>
<tr>
<td>Grid Reference</td>
<td>501295 - 106735</td>
</tr>
<tr>
<td>Strategic Allocation Site</td>
<td>No</td>
</tr>
<tr>
<td>Neighbourhood Plan Site</td>
<td>Yes</td>
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<tr>
<td>Site Area</td>
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</tr>
<tr>
<td>Net Developable Area</td>
<td>0.43ha</td>
</tr>
<tr>
<td>Viability Typologies</td>
<td>13-MB12</td>
</tr>
<tr>
<td>Description of Site and Existing Use</td>
<td>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</td>
</tr>
<tr>
<td>Settlement</td>
<td>Arundel</td>
</tr>
<tr>
<td>Local Plan Area</td>
<td>Inland Arun Area</td>
</tr>
<tr>
<td>Existing Use</td>
<td>Brownfield (PDL)</td>
</tr>
<tr>
<td>Suitability Summary</td>
<td>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 for 37 dwellings, 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.</td>
</tr>
<tr>
<td>Availability Summary</td>
<td>Arundel Town Council confirm land owner is in talks with national grid, in order to develop the site</td>
</tr>
<tr>
<td>Achievability Summary</td>
<td>According to the Local Plan Viability Assessment this site may not be viable, in addition there will likely be extra costs for flood alleviation</td>
</tr>
<tr>
<td>Potential Use for Evaluation</td>
<td>Residential</td>
</tr>
<tr>
<td>Constraints</td>
<td>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, which increases with climate change. 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. Within 2nd Impact Risk Zone for Arun Valley meaning ecological value will have to be accounted for and may trigger on-site mitigation or replacement in close proximity. PLEASE NOTE: The climate change 100yr flooding contour affects this site and could potentially reduce the final yield for</td>
</tr>
</tbody>
</table>
the site. The final yield will be dependent on sequential and exception tests and other relevant mitigation measures. The yield figure in this report does not reflect the climate change impact and therefore the status of this site reflects the yield using the viability study methodology without the climate change 100yr flooding contour. Should this site be taken forward as an allocation within the development plan, then further assessment will be required to address the climate change impact.

<table>
<thead>
<tr>
<th>Current Status</th>
<th>Deliverability Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Developable</td>
<td>As at September 2019 Promoter estimates that the planning application will be submitted shortly and completion of the last dwelling to be around 2022.</td>
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### Projected Potential Yields

<table>
<thead>
<tr>
<th>Suggested Density</th>
<th>Suggested Total Yield</th>
<th>Promoted/Planning Application suggested total yield</th>
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</table>
## HELAA Assessment Summary Table - Developable - Residential Site

<table>
<thead>
<tr>
<th>Reference</th>
<th>138</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Location</td>
<td>Land to the East of Collins Close, Barnham &amp; Eastergate</td>
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<tr>
<td>Grid Reference</td>
<td>494679 - 105745</td>
</tr>
<tr>
<td>Strategic Allocation Site</td>
<td>No</td>
</tr>
<tr>
<td>Neighbourhood Plan Site</td>
<td>Yes</td>
</tr>
<tr>
<td>Site Area</td>
<td>1.08ha</td>
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<tr>
<td>Net Developable Area</td>
<td>0.86ha</td>
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<tr>
<td>Viability Typologies</td>
<td>3-MG50</td>
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</tbody>
</table>

### 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.

<table>
<thead>
<tr>
<th>Settlement</th>
<th>Eastergate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Plan Area</td>
<td>Inland Arun Area</td>
</tr>
<tr>
<td>Existing Use</td>
<td>Greenfield</td>
</tr>
<tr>
<td>Potential Use for Evaluation</td>
<td>Residential</td>
</tr>
<tr>
<td>Constraints</td>
<td>Existing trees and vegetation. The site is at risk from groundwater flood risk. Lidsey treatment catchment.</td>
</tr>
</tbody>
</table>

### Suitability Summary
The site is considered suitable for housing development as the larger site this forms part of was allocated as a Neighbourhood Plan. 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 not considered available at this time as not response to chase up 2019 and it appears the land is to be used as open space in connection with the medical centre.

### Achievability Summary
According to the Arun Local Plan Viability Study 2016 the site is considered to be viable and achievable.

### Deliverability Summary
Promoter has not given an update for the 2019 HELAA update process and therefore timescale evidence of deliverability rates are unknown at this time (Sept 2019).

### Current Status
Developable

---

**Projected Potential Yields**
<table>
<thead>
<tr>
<th>Suggested Density</th>
<th>Suggested Total Yield</th>
<th>Promoted/Planning Application suggested total yield</th>
</tr>
</thead>
<tbody>
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### HELAA Assessment Summary Table - Developable - Residential Site

<table>
<thead>
<tr>
<th>Reference</th>
<th>NEWBE10</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Location</td>
<td>Bartons County Infants School Romney Broadwalk</td>
</tr>
<tr>
<td>Parish</td>
<td>Bersted</td>
</tr>
<tr>
<td>Grid Reference</td>
<td>492543 - 100908</td>
</tr>
<tr>
<td>Strategic Allocation Site</td>
<td>No</td>
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<tr>
<td>Neighbourhood Plan Site</td>
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<td>Site Area</td>
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<tr>
<td>Viability Typologies</td>
<td>5-MG12</td>
</tr>
<tr>
<td>Description of Site and Existing Use</td>
<td>School site surrounded by residential development Education</td>
</tr>
<tr>
<td>Settlement</td>
<td>Bersted</td>
</tr>
<tr>
<td>Local Plan Area</td>
<td>Greater Bognor Regis Urban Area</td>
</tr>
<tr>
<td>Existing Use</td>
<td>Brownfield (PDL)</td>
</tr>
<tr>
<td>Potential Use for Evaluation</td>
<td>Residential</td>
</tr>
<tr>
<td>Suitability Summary</td>
<td>The site is suitable due to its sustainable location, surrounded by residential development. Due to the extent of flood zones an exception test would be required before the net developable area could be re-calculated</td>
</tr>
<tr>
<td>Availability Summary</td>
<td>The site was promoted for redevelopment, but it will be used as a school until at least 31st September 2019.</td>
</tr>
<tr>
<td>Achievability Summary</td>
<td>According to the Arun Local Plan Viability Study 2016 the site is considered to be viable and achievable</td>
</tr>
<tr>
<td>Constraints</td>
<td>Pagham Harbour Zone B, Arun SFRA Ground Water Flood Risk, PLEASE NOTE: The climate change 100yr flooding contour affects this site and could potentially reduce the final yield for the site. The final yield will be dependent on sequential and exception tests and other relevant mitigation measures. The yield figure in this report does not reflect the climate change impact and therefore the status of this site reflects the yield using the viability study methodology without the climate change 100yr flooding contour. Should this site be taken forward as an allocation within the development plan, then further assessment will be required to address the climate change impact.</td>
</tr>
<tr>
<td>Deliverability Summary</td>
<td>Promoter has not given an update in the 2019 HELAA update process and therefore there is no evidence of estimated deliverability timescales at this stage (Sept 2019).</td>
</tr>
<tr>
<td>Current Status</td>
<td>Developable</td>
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</table>
### Projected Potential Yields

<table>
<thead>
<tr>
<th>Suggested Density</th>
<th>Suggested Total Yield</th>
<th>Promoted/Planning Application suggested total yield</th>
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Production Date: 03 August 2016

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HELAA Assessment Summary Table - Developable - Residential Site

<table>
<thead>
<tr>
<th>Reference</th>
<th>NEWFG4</th>
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<tbody>
<tr>
<td>Site Location</td>
<td>Land at Ferringham Lane</td>
</tr>
<tr>
<td>Parish</td>
<td>Ferring</td>
</tr>
<tr>
<td>Grid Reference</td>
<td>509303 - 102497</td>
</tr>
<tr>
<td>Strategic Allocation Site</td>
<td>No</td>
</tr>
<tr>
<td>Neighbourhood Plan Site</td>
<td>Yes</td>
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<tr>
<td>Site Area</td>
<td>0.6</td>
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<tr>
<td>Net Developable Area</td>
<td>0.5</td>
</tr>
<tr>
<td>Viability Typologies</td>
<td>13 - MB12</td>
</tr>
<tr>
<td>Description of Site and Existing Use</td>
<td>Unusual shaped site in a residential area. Currently used for employment. Various buildings on site Commercial.</td>
</tr>
<tr>
<td>Settlement</td>
<td>Ferring</td>
</tr>
<tr>
<td>Local Plan Area</td>
<td>Greater Littlehampton Urban Area</td>
</tr>
<tr>
<td>Existing Use</td>
<td>Residential</td>
</tr>
<tr>
<td>Potential Use for Evaluation</td>
<td>Residential</td>
</tr>
<tr>
<td>Constraints</td>
<td>Arun SFRA Ground Water Flood Risk V1, Potentially contaminated land, setting of Listed Buildings along Ferringham Lane. Abuts Ferring Conservation Area.</td>
</tr>
<tr>
<td>Suitability Summary</td>
<td>The site is located within the built up area boundary and is currently occupied by a business. It is considered suitable by virtue of it 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.</td>
</tr>
<tr>
<td>Availability Summary</td>
<td>Due to the sites recent promotion and its allocation within the Neighbourhood Plan, it is considered available for development.</td>
</tr>
<tr>
<td>Achievability Summary</td>
<td>According to the Arun Local Plan Viability Study 2016 the site is considered to be viable and achievable</td>
</tr>
<tr>
<td>Deliverability Summary</td>
<td>There is no evidence of deliverability at this given time (Sept 2019).</td>
</tr>
<tr>
<td>Current Status</td>
<td>Developable</td>
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</table>

Projected Potential Yields

<table>
<thead>
<tr>
<th>Suggested Density</th>
<th>Suggested Total Yield</th>
<th>Promoted/Planning Application suggested total yield</th>
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HELAAOFFREP (ODB)
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</table>

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Production Date: 04 August 2016

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## HELAA Assessment Summary Table - Developable - Residential Site

<table>
<thead>
<tr>
<th>Reference</th>
<th>NEWFG3</th>
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</thead>
<tbody>
<tr>
<td>Site Location</td>
<td>Ferring Village Hall, Ferring Street</td>
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<tr>
<td>Parish</td>
<td>Ferring</td>
</tr>
<tr>
<td>Grid Reference</td>
<td>509524 - 102936</td>
</tr>
<tr>
<td>Strategic Allocation Site</td>
<td>No</td>
</tr>
<tr>
<td>Neighbourhood Plan Site</td>
<td>Yes</td>
</tr>
<tr>
<td>Site Area</td>
<td>0.12</td>
</tr>
<tr>
<td>Net Developable Area</td>
<td>0.12</td>
</tr>
<tr>
<td>Viability Typologies</td>
<td>3-MG50</td>
</tr>
<tr>
<td>Description of Site and Existing Use</td>
<td>Village hall which accommodates the majority of the plot.</td>
</tr>
<tr>
<td>Settlement</td>
<td>Ferring</td>
</tr>
<tr>
<td>Local Plan Area</td>
<td>Greater Littlehampton Urban Area</td>
</tr>
<tr>
<td>Existing Use</td>
<td>Brownfield (PDL)</td>
</tr>
<tr>
<td>Potential Use for Evaluation</td>
<td>Residential</td>
</tr>
<tr>
<td>Constraints</td>
<td>Arun SFRA Ground Water Flood Risk v1, potential ownership issues</td>
</tr>
<tr>
<td>Suitability Summary</td>
<td>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.</td>
</tr>
<tr>
<td>Availability Summary</td>
<td>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.</td>
</tr>
<tr>
<td>Achievability Summary</td>
<td>According to the Arun Local Plan Viability Study 2016 the site is considered to be viable and achievable</td>
</tr>
<tr>
<td>Deliverability Summary</td>
<td>There has been no update to the Deliverability evidence during the 2019 HELAA update process.</td>
</tr>
<tr>
<td>Current Status</td>
<td>Developable</td>
</tr>
</tbody>
</table>

### Projected Potential Yields

<table>
<thead>
<tr>
<th>Suggested Density</th>
<th>Suggested Total Yield</th>
<th>Promoted/Planning Application suggested total yield</th>
</tr>
</thead>
<tbody>
<tr>
<td>75</td>
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<td>0</td>
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<td>10</td>
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</tbody>
</table>

HELAOFFREP (ODB)
## HELAA Assessment Summary Table - Developable - Residential Site

<table>
<thead>
<tr>
<th>Reference</th>
<th>NEWLU40</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Location</td>
<td>Former Hospital Site, Fitzalan Road/Church Street</td>
</tr>
<tr>
<td>Parish</td>
<td>Littlehampton</td>
</tr>
<tr>
<td>Grid Reference</td>
<td>503144 - 102037</td>
</tr>
<tr>
<td>Strategic Allocation Site</td>
<td>No</td>
</tr>
<tr>
<td>Neighbourhood Plan Site</td>
<td>Yes</td>
</tr>
<tr>
<td>Site Area</td>
<td>0.55ha</td>
</tr>
<tr>
<td>Net Developable Area</td>
<td>0.55ha</td>
</tr>
<tr>
<td>Viability Typologies</td>
<td>13-MB12</td>
</tr>
<tr>
<td>Description of Site and Existing Use</td>
<td>Former hospital site to the west of Fitzalan Road Hospital</td>
</tr>
<tr>
<td>Settlement</td>
<td>Littlehampton</td>
</tr>
<tr>
<td>Local Plan Area</td>
<td>Greater Littlehampton Urban Area</td>
</tr>
<tr>
<td>Existing Use</td>
<td>Brownfield (PDL)</td>
</tr>
<tr>
<td>Potential Use for Evaluation</td>
<td>Residential</td>
</tr>
<tr>
<td>Suitability Summary</td>
<td>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 facilites.</td>
</tr>
<tr>
<td>Availability Summary</td>
<td>Whilst the site has been allocated with the Neighbourhood Plan, there is no indication as to when the site will be available. The future of the site is being discussed by the Owners with the Council as part of the One Public Estate initiative for Littlehampton.</td>
</tr>
<tr>
<td>Achievability Summary</td>
<td>According to the Local Plan Viability Assessment 2016 this site is viable and achievable</td>
</tr>
<tr>
<td>Deliverability Summary</td>
<td>The promoter has stated that this redevelopment scheme will come forward as part of the One Public Estate initiative for Littlehampton and the outcome is dependent on a number of factors. Also that the deliverability rates are unknown at this stage and will be confirmed in due course (Aug 2019).</td>
</tr>
</tbody>
</table>
| Constraints     | Areas susceptible to Groundwater flooding and though presently outside flood zones, encroached by 3a when climate change considered, Archaeological notification areas, LEGA Boundary, potential covenants

**PLEASE NOTE:** The climate change 100yr flooding contour affects this site and could potentially reduce the final yield for the site. The final yield will be dependent on sequential and exception tests and other relevant mitigation measures. The yield figure in this report does not reflect the climate change impact and therefore the status of this site reflects the yield.
using the viability study methodology without the climate change 100yr flooding contour. Should this site be taken forward as an allocation within the development plan, then further assessment will be required to address the climate change impact.

| Current Status | Developable |

**Projected Potential Yields**

<table>
<thead>
<tr>
<th>Suggested Density</th>
<th>Suggested Total Yield</th>
<th>Promoted/Planning Application suggested total yield</th>
</tr>
</thead>
<tbody>
<tr>
<td>45</td>
<td>15</td>
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<tr>
<td>0</td>
<td>0</td>
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</tr>
<tr>
<td>2027-28</td>
<td>2028-29</td>
<td>2029-30</td>
</tr>
<tr>
<td>15</td>
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### HELAA Assessment Summary Table - Developable - Residential Site

<table>
<thead>
<tr>
<th>Reference</th>
<th>NEWWA14</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Location</td>
<td>Land at the Rear of Woodacre, Arundel Road Fontwell</td>
</tr>
<tr>
<td>Parish</td>
<td>Walberton</td>
</tr>
<tr>
<td>Grid Reference</td>
<td>496005 - 106851</td>
</tr>
<tr>
<td>Strategic Allocation Site</td>
<td>No</td>
</tr>
<tr>
<td>Neighbourhood Plan Site</td>
<td>Yes</td>
</tr>
<tr>
<td>Description of Site and Existing Use</td>
<td>Rectangular plot of garden land. Residential</td>
</tr>
<tr>
<td>Site Area</td>
<td>0.26ha</td>
</tr>
<tr>
<td>Net Developable Area</td>
<td>0.26ha</td>
</tr>
<tr>
<td>Viability Typologies</td>
<td>6-SG8</td>
</tr>
<tr>
<td>Settlement</td>
<td>Fontwell</td>
</tr>
<tr>
<td>Local Plan Area</td>
<td>Inland Arun Area</td>
</tr>
<tr>
<td>Existing Use</td>
<td>Greenfield</td>
</tr>
<tr>
<td>Potential Use for Evaluation</td>
<td>Residential</td>
</tr>
<tr>
<td>Constraints</td>
<td>Arun SFRA groundwater flood risk</td>
</tr>
<tr>
<td>Suitability Summary</td>
<td>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.</td>
</tr>
<tr>
<td>Availability Summary</td>
<td>The site has been identified by the Neighbourhood Plan and is therefore considered to be available for development. As at Sept 2019 the owner has stated the site will not be available within five years or potentially even within the next ten years.</td>
</tr>
<tr>
<td>Achievability Summary</td>
<td>According to the Arun Local Plan Viability Study 2016 the site is considered to be viable and achievable.</td>
</tr>
<tr>
<td>Deliverability Summary</td>
<td>Promoter stated that the site will not be deliverable as the site will not be available within the next 5 years and is unlikely to be available within the next 10 as at Aug 2019.</td>
</tr>
<tr>
<td>Current Status</td>
<td>Developable</td>
</tr>
</tbody>
</table>

### Projected Potential Yields

<table>
<thead>
<tr>
<th>Suggested Density</th>
<th>Suggested Total Yield</th>
<th>Promoted/Planning Application suggested total yield</th>
</tr>
</thead>
<tbody>
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<tr>
<td>2034-35</td>
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