

HELAA Assessment Summary Table - Deliverable - Residential Site

Reference	20AL2
Site Location	Land west of Lidsey Road (Woodgate Nursery) Aldingbourne
Parish	Aldingbourne
Grid Reference	493683 - 103654
Strategic Allocation Site	No
Neighbourhood Plan Site	No
Site Area (ha)	5.3ha
Net Developable Area (ha)	3.71ha
Viability Typologies	2-LG75
Site Description/Existing Use	Flat agricultural land consisting of two parcels of land, surrounded by hedging. Agricultural/horticultural
Settlement	Aldingbourne
Local Plan Area	Inland Arun Area
Existing Use	Greenfield
Constraints	Area Susceptible to Groundwater Flooding, Arun SFRA Ground Water Flood Risk v1, Outside Built-Up Area (Countryside - C SP1), Archaeological Notification Areas (HER DM6)
Potential use for evaluation	Residential
Suitability	The site is outside but adjoining the settlement boundary BUAB) and the proposed development on this site would contravene policy (e.g. C SP1 Countryside). However, from the information available, the site is considered suitable in principle for future housing potential, because of its accessibility to facilities, job opportunities and public transport subject to constraints that appear to be resolvable.
Availability Summary	An updated form has been provided during the HELAA Update Process 2021 and therefore the site is considered to be available for development.
Achievability Summary	According to the Arun Local Plan Viability Study 2016 the site is considered to be viable and achievable
Deliverability Summary	Promoter estimates that Submission of Planning application (outline) to be Sept 2021 and Completion of last dwelling Dec 2025. (As at Aug 2021).
Current Status	Deliverable

Projected Potential Yields

Suggested Density	Suggested Total Yield	Promoted/Planning Application
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HELAA Assessment Summary Table - Deliverable - Residential Site

Reference	NEWBR1
Site Location	Land adjoining Gordon Avenue West
Parish	Bognor Regis
Grid Reference	493561 - 100094
Strategic Allocation Site	No
Neighbourhood Plan Site	No
Site Area	0.31ha
Net Developable Area	0.31ha
Viability Typologies	5-MG12
Description of Site and Existing Use	Long, thin rectangular site, overgrown, located in a mixed-use area. It is located next to significant road infrastructure. Many mature trees on the boundary. Vacant
Settlement	Bognor Regis
Local Plan Area	Greater Bognor Regis Urban Area
Existing Use	Amenity
Constraints	Pagham Harbour Zone B, Arun SFRA Ground Water Flood Risk
Potential Use for Evaluation	Residential
Suitability Summary	The site is located within the built up area boundary and is therefore in a location where development is supported.
Availability Summary	The site was promoted through the 2021 HELAA updates process and is therefore considered available.
Achievability Summary	According to the Arun Local Plan Viability Study 2016 the site is considered to be viable and achievable
Deliverability Summary	Promoter estimates submission of full planning application in May 2022 with commencement of construction in Oct 2022, and the completion of the last dwelling in November 2023. (As at August 2021).
Current Status	Deliverable

Projected Potential Yields

Suggested Density			Suggested Total Yield				Promoted/Planning Application suggested total yield	
35			11					
2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	
0	11	0	0	0	0	0	0	

HELAA Assessment Summary Table - Developable - Residential Site

Reference	19AL2
Site Location	Land to the rear of Stockhearn Nursery
Parish	Aldingbourne
Grid Reference	493545 - 103948
Strategic Allocation Site	No
Neighbourhood Plan Site	No
Site Area (ha)	3.05
Net Developable Area (ha)	2.1
Viability Typologies	3-MG50
Site Description/Existing Use	Greenfield, disused nurseries
Settlement	Aldingbourne
Local Plan Area	Inland Arun Area
Existing Use	Greenfield
Constraints	Lidsey Treatment Catchment, Archaeological Notification Area - Multi period site dating between the Mesolithic Period and the early 20th Century, Aldingbourne. Area of Special Control (Adverts). Risk of Groundwater Flooding, SDNP Local Plan 2019 HRA Buffer Zone
Potential use for evaluation	Residential (C3)
Suitability	Not suitable. The main site is outside but close (within 50 m) to the settlement boundary (BUAB), proposed development would contravene policy (e.g. C SP1 Countryside) and not be considered to be suitable. However, from the information available, the site location is considered suitable in principle for future housing potential, because of 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 community alongside neighbouring promoted sites in the longer term.
Availability Summary	The site has been promoted during the 2019 HELAA Call for sites update but not the HELAA 2021 update. Therefore it is considered available in the longer term.
Achievability Summary	According to the Arun Local Plan Viability Study 2016 the site is considered to be viable and achievable
Deliverability Summary	As at Sept 2019 - Although the promoter has stated that the delivery timescales are not known at this point, it is estimated that rate of development would be 50 dpa and surveys to improve deliverability will be carried out at such a time is appropriate in preparation for application submission. As at Oct 2021, no updated promoter evidence has been submitted and therefore, is likely to be in the longer term.
Current Status	Developable

APPENDIX 5 - COMMITMENTS

APPENDIX 5.1 - COMMITMENTS

SUMMARY TABLE

HELAA Ref	Address	Eastings	Northings	Parish	Assessment Type	Planning Ref
AL6420PL	Springfield, Hook Lane Aldingbourne	493524	104539	Aldingbourne	Residential	AL/64/20/PL
AL7019PL	Nyton Farm Cottage / The Gables Nyton Road Westergate	493443	105602	Aldingbourne	C2 use	AL/70/19/PL
AL319PL	Nyton Nursery Nyton Road, Westergate	494022	105885	Aldingbourne	Residential	AL/3/19/PL
18AL3	Land west of Hook Lane Aldingbourne	493393	104592	Aldingbourne	Residential	AL/79/20/OUT
AL5817PL	Sack Lane Dairy Sack Lane	494551	102380	Aldingbourne	Residential	AL/58/17/PL
WE8	Land north of Lees Yard, Lidsey Road	493889	104010	Aldingbourne	Residential	AL/21/20/OUT
32	Wings Nursery, Lidsey Road	493715	104133	Aldingbourne	Residential	AL/32/19/OUT
AL6113	Land at Nyton Road, Northfields Lane and Fontwell Avenue	494004	105724	Aldingbourne	Residential	AL/61/13/
WE2	Land to south of Barnside, Hook Lane	493365	104655	Aldingbourne	Residential	AL/8/16/OUT
ARU046	Nyton Stables Nyton Road	492344	106366	Aldingbourne	Gypsy/Traveller	AL/107/18/PL