

HELAA Assessment Summary Table - Deliverable - Residential Site

Reference	A1
Site Location	Mayflower Way (South of)
Parish	Angmering
Grid Reference	507263 - 103279
Strategic Allocation Site	No
Neighbourhood Plan Site	Yes
Settlement	Angmering
Local Plan Area	Inland Arun Area
Site Area	0.42
Net Developable Area	0.42
Viability Typologies	5-MG12
Description of Site and Existing Use	The site lies to the south and west of Mayflower Way, Angmering. It is roughly rectangular in shape, covered in grass and surrounded by hedging. Development lies to both the western and eastern boundaries. Grassland
Existing Use	Greenfield
Potential Use for Evaluation	Residential
Constraints	Ground water flood risk
Suitability Summary	The area to the south of Mayflower Way is a Neighbourhood Plan allocation and as such is considered suitable for housing.
Availability Summary	The presence of a current planning application to develop the site is a clear indication that the site is available for development. further, the land has been transferred to the Angmering Community Land Trust which is proposing to develop 12 affordable properties.
Achievability Summary	According to the Arun Local Plan Viability Study 2016 the site is considered to be viable and achievable
Current Status	Deliverable Commitment

Projected Potential Yields

Suggested Density			Suggested Total Yield			Promoted/Planning Application suggested total yield	
35			14			12	
2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
0	0	0	0	12	0	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	
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HELAA Assessment Summary Table - Deliverable - Residential Site

Reference	101
Site Location	Shrublands Nursery Mayflower Way/Roundstone Lane
Parish	Angmering
Grid Reference	507256 - 103429
Strategic Allocation Site	No
Neighbourhood Plan Site	Yes
Site Area	2.9
Net Developable Area	2.03
Viability Typologies	10-PDL75
Description of Site and Existing Use	This is a large brownfield site which is relatively flat. The site consists of car sales garage, horticulture, storage, residential car hire and vacant scrubland. The surrounding area is suburban in character, with residential development to the north. The site is situated off Mayflower Way and Roundstone Lane. Residential, Retail, Horticulture; Car sales, open storage, car parking, kennels
Settlement	Angmering
Local Plan Area	Greater Littlehampton Urban Area
Existing Use	Brownfield (PDL)
Potential Use for Evaluation	Housing & Economic
Constraints	The demolition of the existing buildings. Given the sites previous use there is potential for contamination. The site is at low susceptibility to groundwater flood risk.
Suitability Summary	At least part of the site offers a suitable location for development. The site has no known policy restrictions or physical limitations that would limit development, however the issues of contamination and groundwater flood risk will have to be considered when looking at viability and the developable area. Part of the site falls within a Housing Allocation site in the Angmering Neighbourhood plan for 66 dwellings.
Availability Summary	Part of this site is certainly available and the owners are keen to develop it. They feel it is quite likely development would happen within 5 years, however there are multiple owners and other businesses on site that would need to agree to develop and relocate. There should be a be a planning application made soon. In light of this considered developable but only in the longer term.
Achievability Summary	Although the Local Plan Viability Assessment 2016 would appear to make this site unviable, the interest from some of the land owners indicates that there is interest in taking this site forward. It may be inappropriate to apply the standard typology approach to viability in this case due to the fact that this is a

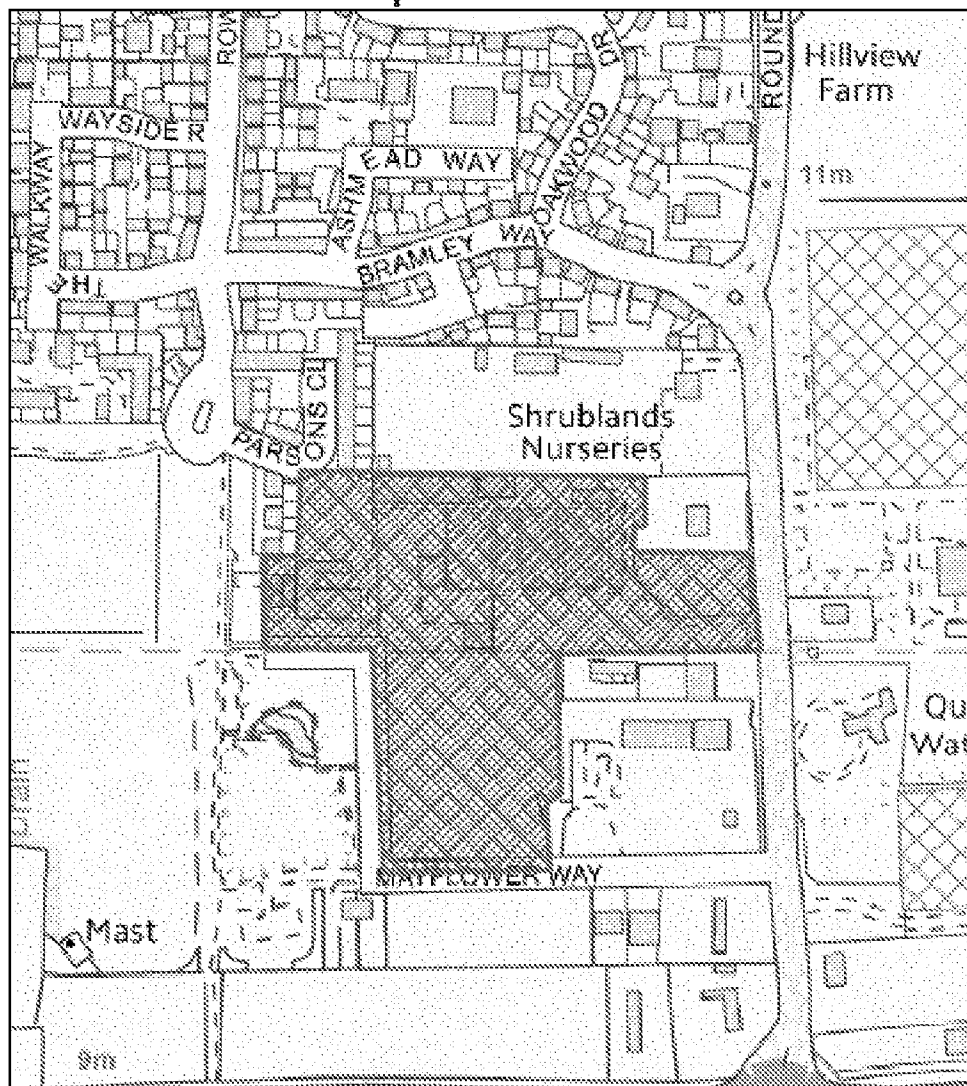
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	mixed use some brownfield and some greenfield areas.
Current Status	Deliverable

Projected Potential Yields

Suggested Density			Suggested Total Yield			Promoted/Planning Application suggested total yield	
35			71				
2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
0	0	25	25	21	0	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	

Arun District Council Maps



HELAA Assessment Summary Table - Deliverable - Residential Site

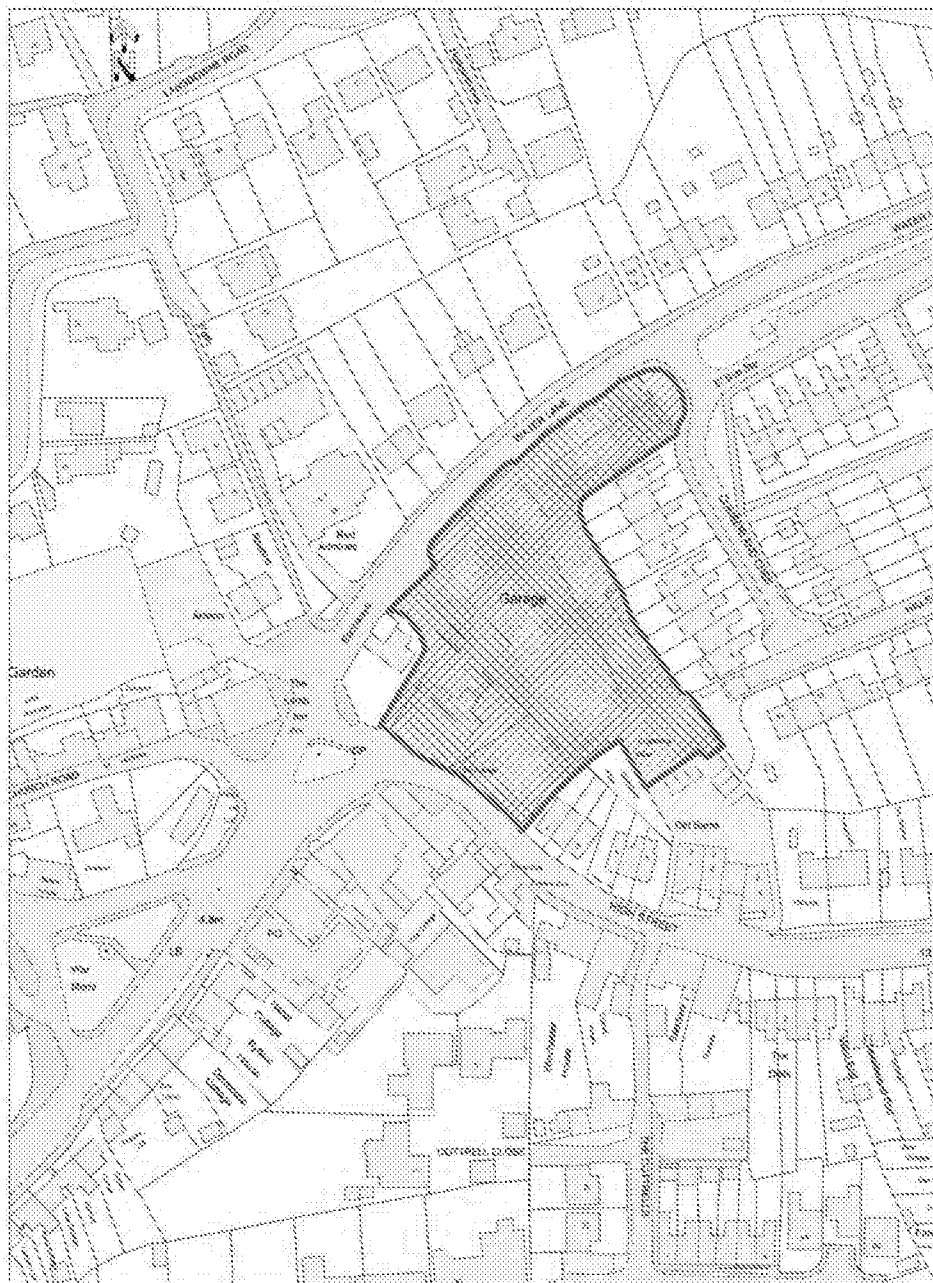
Reference	A1513
Site Location	Chandlers BMW Site, Water Lane
Parish	Angmering
Grid Reference	506931 - 104424
Strategic Allocation Site	No
Neighbourhood Plan Site	Yes
Settlement	Angmering
Local Plan Area	Inland Arun Area
Net Developable Area	0.4
Viability Typologies	12-MB20
Description of Site and Existing Use	This site currently consists of a vacant BMW car showroom, which contains a large building and forecourt. It is unusually shaped, with access currently provided from Water Lane and High Street Angmering. Former car Showroom/garage
Site Area	0.5
Existing Use	Brownfield (PDL)
Potential Use for Evaluation	Residential/ Commercial
Constraints	Flood risk, Part of the site is located within the Angmering Conservation Area, and a listed building adjoins the site. In addition part of the site is in an archaeological Notification area.
Suitability Summary	The site is located within a suitable part of Angmering, near the centre of the village. It has been vacated by BMW who have relocated. In addition, it is considered suitable as an Angmering Neighbourhood housing allocation site.
Availability Summary	The site has a recent planning history associated with it. As a consequence, it is considered available for development.
Achievability Summary	Although the Local Plan Viability Assessment 2016 would appear to make this site unviable, the presence of an application and interest from developers indicates developers are keen to take this site forward. It may be inappropriate to apply the standard typology approach to viability in this case.
Current Status	Deliverable

Projected Potential Yields

Suggested Density	Suggested Total Yield	Promoted/Planning Application suggested total yield
45	18	

2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
0	0	0	0	18	0	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	

A/15/13



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HELAA Assessment Summary Table - Deliverable - Residential Site

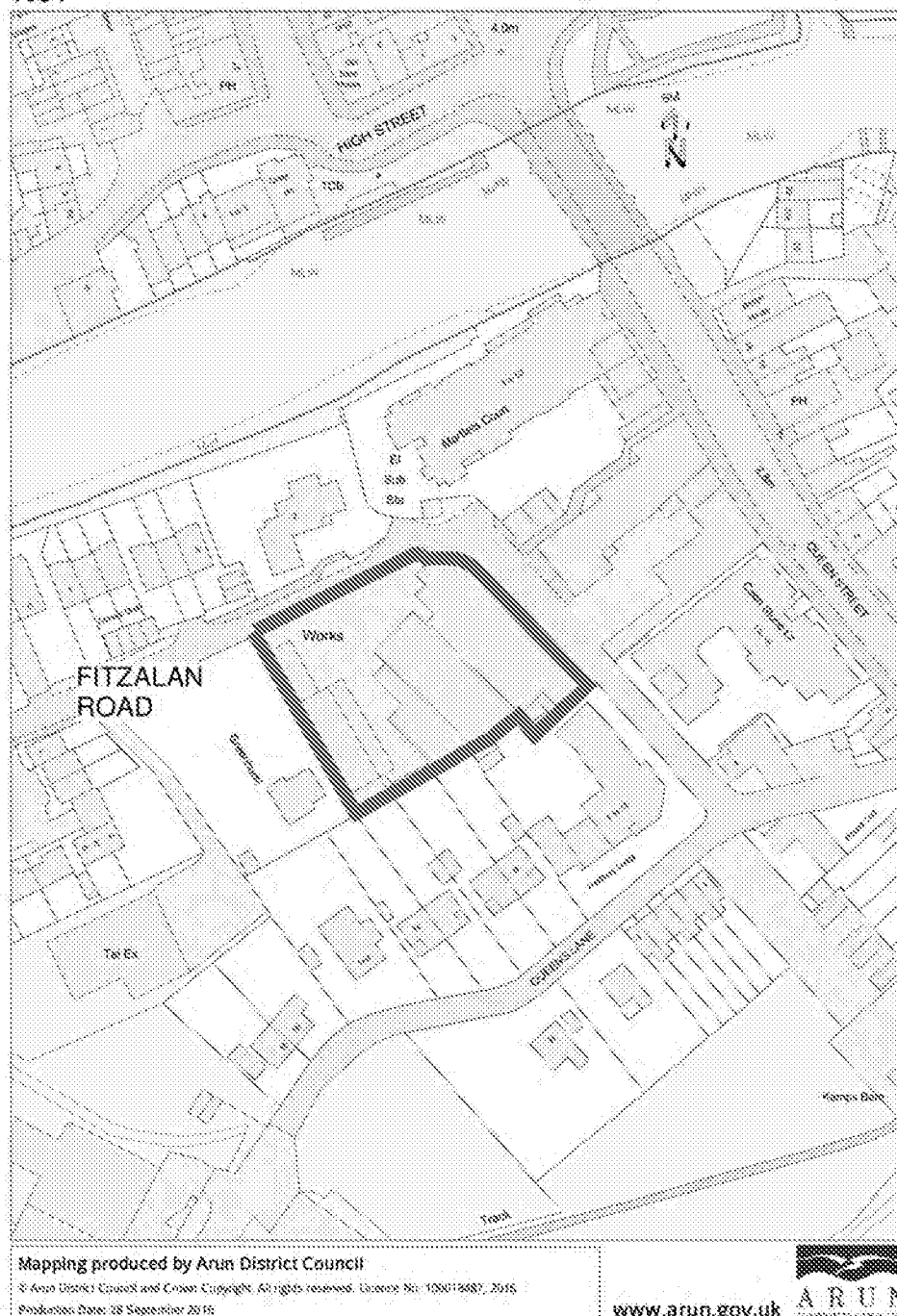
Reference	RU7
Site Location	Blastreet, Fitzalan Road
Parish	Arundel
Grid Reference	501931 - 106903
Strategic Allocation Site	No
Neighbourhood Plan Site	Yes
Site Area	0.23
Net Developable Area	0.23
Viability Typologies	20-UF9
Description of Site and Existing Use	A small site consisting of industrial units of various ages which cover the majority of the plot. Attractive property directly fronts onto the Queens Lane to the east, and is an important element of the street-scene. surrounded by residential uses. Commercial
Settlement	Arundel
Local Plan Area	Inland Arun Area
Existing Use	Industrial
Potential Use for Evaluation	Residential
Constraints	Flood Zone 2, 3a& 3b; Biodiversity Opportunity Area;
Suitability Summary	The Site could be considered in conjunction with the adjoining site called 'Greenhurst'. The site is considered to be more suitable site as a residential use as it is 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.
Availability Summary	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 Greenhurst (AB10). There are issues to overcome but nothing insurmountable to stop it coming forward within 5 years
Achievability Summary	According to the Arun Local Plan Viability Study 2016 the site is considered to be viable and achievable
Current Status	Deliverable

Projected Potential Yields

Suggested Density	Suggested Total Yield	Promoted/Planning Application suggested total yield
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75			17				
2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
0	0	0	0	17	0	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	

RU7



HELAA Assessment Summary Table - Deliverable - Residential Site

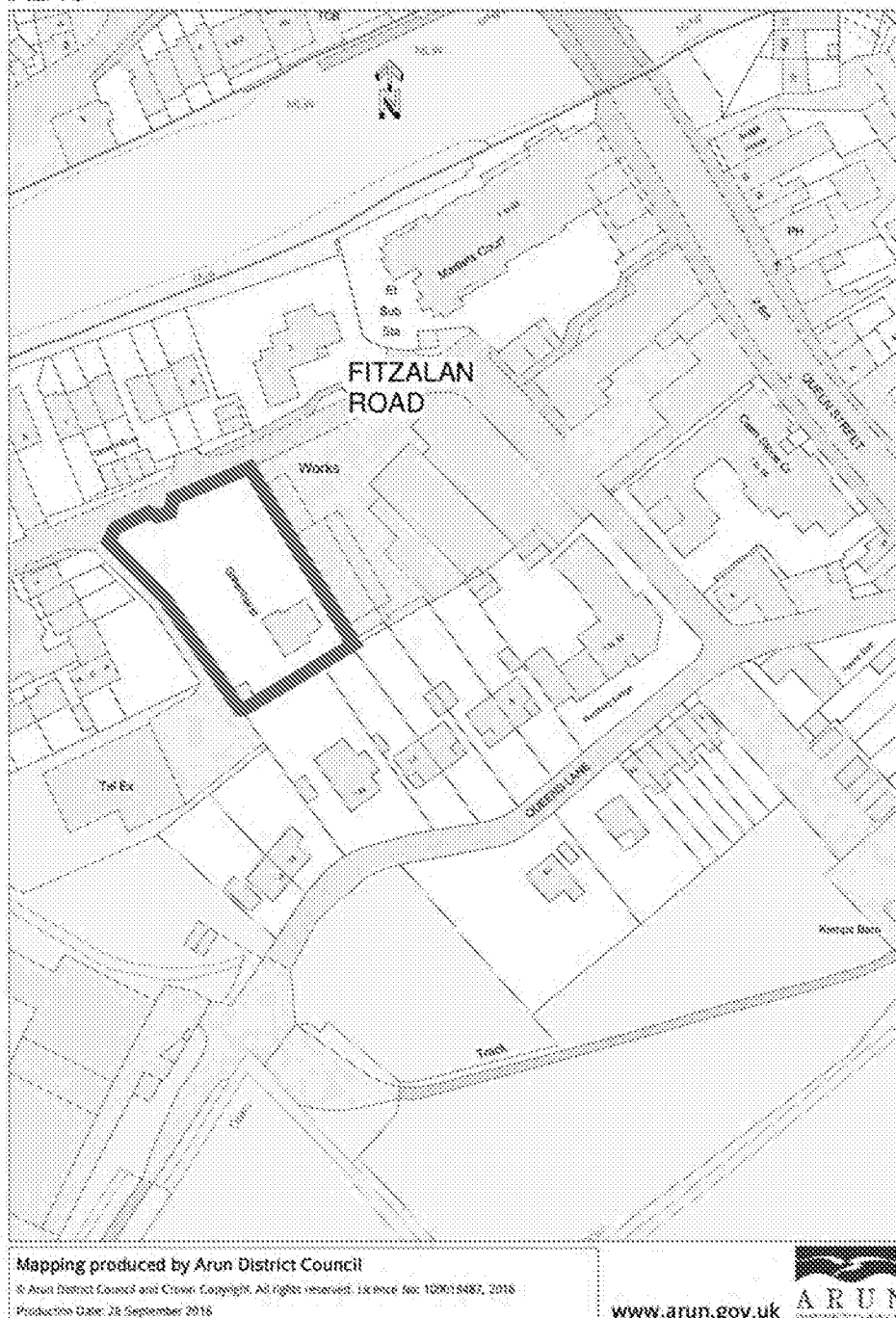
Reference	AB10
Site Location	Greenhurst, Fitzalan Road
Parish	Arundel
Grid Reference	501893 - 106887
Strategic Allocation Site	No
Neighbourhood Plan Site	Yes
Site Area	0.14
Net Developable Area	0.14
Viability Typologies	19-UF20
Description of Site and Existing Use	Large detached dwelling Residential dwelling
Settlement	Arundel
Local Plan Area	Inland Arun Area
Existing Use	Residential
Potential Use for Evaluation	Residential
Constraints	Flood Zone 2, 3a& 3b; Biodiversity Opportunity Area
Suitability Summary	The Site is being considered in conjunction with the adjoining site RU7 called 'Blaastreet'. 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.
Availability Summary	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. There are issues to overcome but there is nothing insurmountable to stop it coming forward within 5 years.
Achievability Summary	According to the Arun Local Plan Viability Study 2016 the site is considered to be viable and achievable
Current Status	Deliverable

Projected Potential Yields

Suggested Density			Suggested Total Yield			Promoted/Planning Application suggested total yield	
75			10				
2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26

0	0	0	0	10	0	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	

AB10



HELAA Assessment Summary Table - Deliverable - Residential Site

Reference	BE113
Site Location	Land adjacent to Tesco Express (Former site of The Rising Sun) 351 Chichester Road
Parish	Bersted
Grid Reference	492236 - 100784
Strategic Allocation Site	No
Neighbourhood Plan Site	Yes
Site Area	0.19
Net Developable Area	0.19
Viability Typologies	7-SG6
Description of Site and Existing Use	Unusual shaped site adjoining a tesco express. Former car park to a public house, currently vacant. Surrounded by development on three sides. The fourth side is a road. Former Car-park
Settlement	Bersted
Local Plan Area	Greater Bognor Regis Urban Area
Existing Use	Car Park
Potential Use for Evaluation	Residential
Constraints	Arun SFRA Ground Water Flood Risk V1, Pagham Harbour Zone B Pagham Harbour Access Management Zone B
Suitability Summary	The site is located within the built up area where the principle of development is considered acceptable. The site has also been identified as an allocation within the relevant Neighbourhood Plan. Based on 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. The site could contribute to the creation of a sustainable, mixed community.
Availability Summary	The site has a recent planning history associated with it. As a consequence, 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	Deliverable

Projected Potential Yields

Suggested Density			Suggested Total Yield				Promoted/Planning Application suggested total yield	
35			7					
2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	

0	0	0	7	0	0	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	

BE/1/13



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HELAA Assessment Summary Table - Deliverable - Residential Site

Reference	NEWBE10
Site Location	Bartons County Infants School Romney Broadwalk
Parish	Bersted
Grid Reference	492543 - 100908
Strategic Allocation Site	No
Neighbourhood Plan Site	Yes
Site Area	0.59
Net Developable Area	0.47
Viability Typologies	5-MG12
Description of Site and Existing Use	School site surrounded by residential development Education
Settlement	Bersted
Local Plan Area	Greater Bognor Regis Urban Area
Existing Use	Brownfield (PDL)
Potential Use for Evaluation	Residential
Constraints	Pagham Harbour Zone B, Arun SFRA Ground Water Flood Risk,
Suitability Summary	The site is suitable due to its sustainable location, surrounded by residential development.
Availability Summary	The site was promoted for redevelopment, but is not considered available until September 2019.
Achievability Summary	According to the Arun Local Plan Viability Study 2016 the site is considered to be viable and achievable
Current Status	Deliverable

Projected Potential Yields

Suggested Density			Suggested Total Yield			Promoted/Planning Application suggested total yield	
35			16				
2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
0	0	0	16	0	0	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	

NEWBE10



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HELAA Assessment Summary Table - Deliverable - Residential Site

Reference	NEWFG2
Site Location	Land Rear of Henty Arms, Ferring Lane
Parish	Ferring
Grid Reference	509663 - 103134
Strategic Allocation Site	No
Neighbourhood Plan Site	Yes
Site Area	1.04
Net Developable Area	0.83
Viability Typologies	4-MG25
Description of Site and Existing Use	The site is split in two areas: allotments and storage yard. Both parts are in use and appear to be well maintained. B2 Industrial
Settlement	Ferring
Local Plan Area	Greater Littlehampton Urban Area
Existing Use	Industrial
Potential Use for Evaluation	Residential
Constraints	Arun SFRA Ground Water Flood Risk v1
Suitability Summary	The site is located within the built up area where the principle of development is considered acceptable. Based on 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. The site could contribute to the creation of a sustainable, mixed community. However, it would require the relocation of the allotments.
Availability Summary	The site has recently been promoted, and is therefore considered to be available for the purposes of this assessment. The site is also identified within the adopted Fering Neighbourhood plan.
Achievability Summary	According to the Arun Local Plan Viability Study 2016 the site is considered to be viable and achievable
Current Status	Deliverable

Projected Potential Yields

Suggested Density			Suggested Total Yield			Promoted/Planning Application suggested total yield	
30			25			14	
2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
0	0	0	25	0	0	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	

NEWFG2



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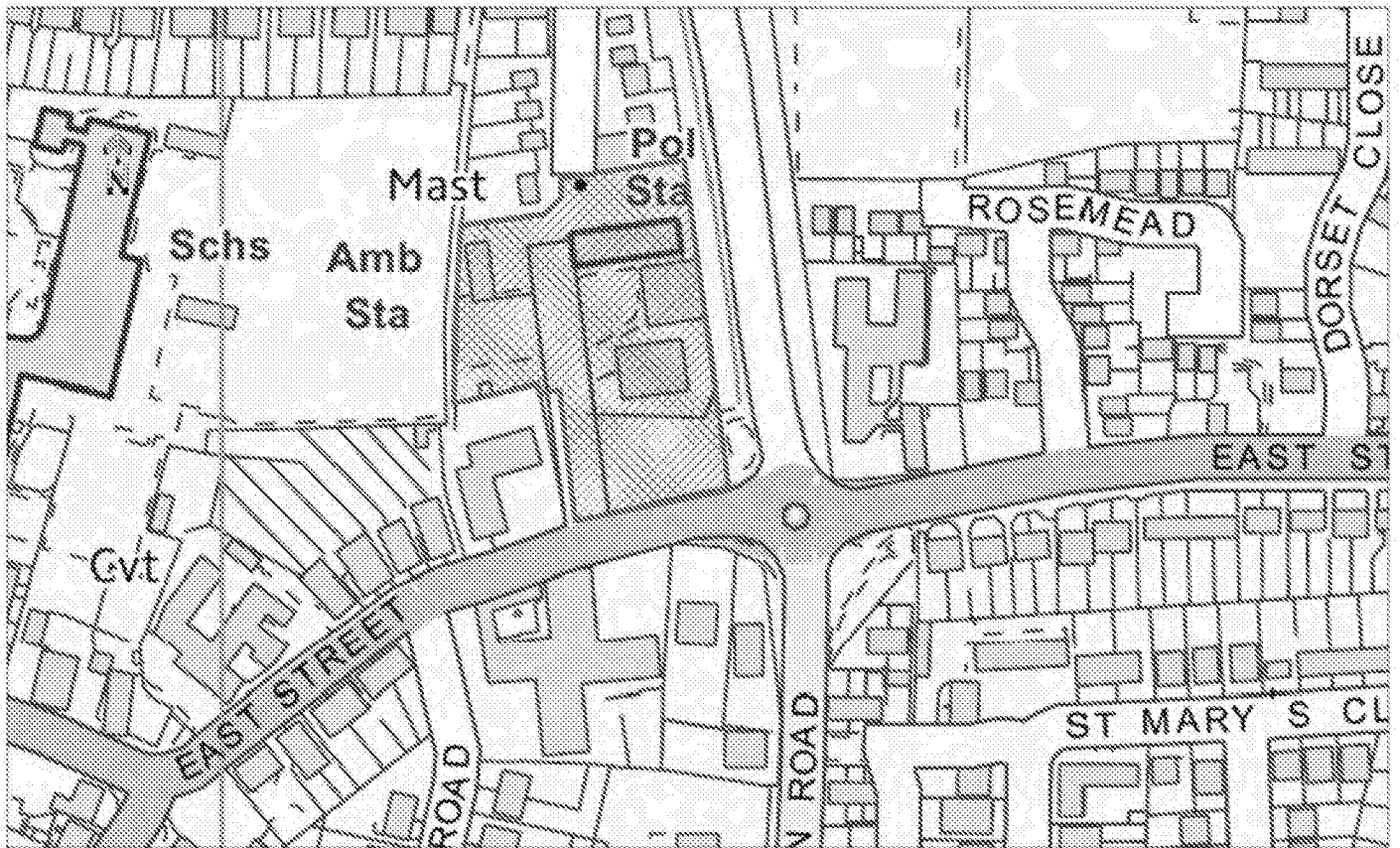
HELAA Assessment Summary Table - Deliverable - Mixed Use Site

Reference	LU33
Site Location	Patterson Wilson Road
Parish	Littlehampton
Grid Reference	503132 - 102415
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	The site contains a number of units which are occupied by Sussex Police and Ambulance Service Emergency Services
Settlement	Littlehampton
Local Plan Area	Greater Littlehampton Urban Area
Existing Use	Brownfield (PDL)
Potential Use for Evaluation	Residential/ Commercial (Business Incubator)
Constraints	Areas susceptible to Groundwater flooding
Suitability Summary	The site is located within the built up area within close proximity to local services. In addition, it is considered suitable as it has been allocated by the neighbourhood plan for housing and a business incubator.
Availability Summary	The site has been allocated within the Neighbourhood Plan, there is potential for the site to become available in 2018 so the yields reflect this. Promoted in 2018 as available and deliverable.
Achievability Summary	According to the Arun Local Plan Viability Study 2016 the site is considered to be viable and achievable.
Current Status	Deliverable

Projected Potential Yields

Suggested Density			Suggested Total Yield			Promoted/Planning Application suggested total yield	
45			15				
2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
0	0	0	15	0	0	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	

LU33



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HELAA Assessment Summary Table - Deliverable - Residential Site

Reference	LU12
Site Location	North of the Littlehampton Academy South of Cornfield Close
Parish	Littlehampton
Grid Reference	503198 - 103172
Strategic Allocation Site	No
Neighbourhood Plan Site	Yes
Site Area	4.2
Net Developable Area	2.9
Viability Typologies	2-LG75
Description of Site and Existing Use	The site consists of a large area of former school playing field with hedges running along the boundary. The site adjoins the route of the Fitzalan Link Road. Open Space.
Settlement	Littlehampton
Local Plan Area	Greater Littlehampton Urban Area
Existing Use	Amenity
Potential Use for Evaluation	Residential.
Constraints	There is potential contamination due to the site containing a historic landfill. The site is located within a groundwater emergence zone and there is potential for groundwater flood risk. Archaeological notification area. Tree preservation orders (TPO/LU/2/18)
Suitability Summary	From the information available, the site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. The previous landfill uses may restrict development on part of the site, and further investigation would be required as a result. The Fitzalan Road link runs along the western edge of the site and this could help improve access.
Availability Summary	This site is a neighbourhood plan site and is considered to be available from around the year 2020. The site was promoted as deliverable in 2018.
Achievability Summary	From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable.
Current Status	Deliverable

Projected Potential Yields

Suggested Density			Suggested Total Yield			Promoted/Planning Application suggested total yield	
35			100				
2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
0	0	0	50	50	0	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	

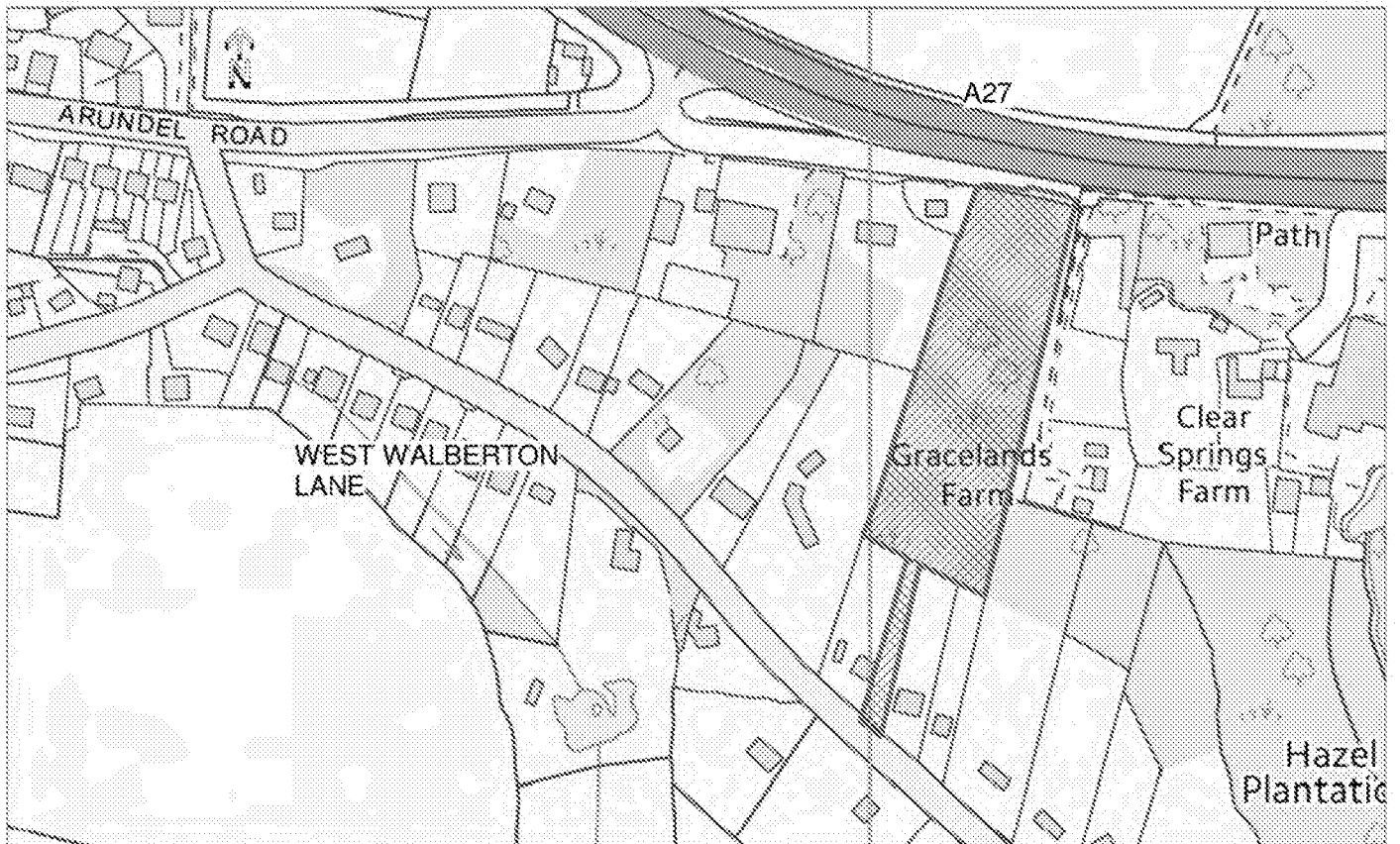


HELAA Assessment Summary Table - Deliverable - Residential Site

Reference	133
Site Location	Land to Rear of Woodcroft, West Walberton Lane
Parish	Walberton
Grid Reference	496038 - 106793
Strategic Allocation Site	No
Neighbourhood Plan Site	Yes
Site Area	1.27
Net Developable Area	1.02
Viability Typologies	4-MG25
Description of Site and Existing Use	Rectangular plot. There is a significant amount of tree and vegetation within the plot. Woodland
Settlement	Walberton
Local Plan Area	Inland Arun Area
Existing Use	Greenfield
Potential Use for Evaluation	Residential
Constraints	Arun SFRA Ground Water Flood Risk v1, selection of trees (covered by a Tree Preservation Order)
Suitability Summary	The site is considered to be suitable as it has been assessed as such under the Neighbourhood plan. Access is proposed via Arundel Road.
Availability Summary	The site is considered available as it has been considered as part of the Neighbourhood Plan Process. In addition, the site has also been promoted to the District Council in 2018.
Achievability Summary	According to the Arun Local Plan Viability Study 2016 the site is considered to be viable and achievable.
Current Status	Deliverable

Projected Potential Yields

Suggested Density			Suggested Total Yield			Promoted/Planning Application suggested total yield	
30			31				
2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
0	0	0	31	0	0	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	



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HELAA Assessment Summary Table - Deliverable - Residential Site

Reference	HP3
Site Location	S & G Motors, Arundel Road
Parish	Walberton
Grid Reference	495930 - 106877
Strategic Allocation Site	No
Neighbourhood Plan Site	Yes
Site Area	0.75
Net Developable Area	0.6
Viability Typologies	12-MB20
Description of Site and Existing Use	Car sales and mechanics garage, associated structures and vacant space Garage/Vehicle recovery
Settlement	Fontwell
Local Plan Area	Inland Arun Area
Existing Use	Brownfield (PDL)
Constraints	Flood Zone 1
Suitability Summary	The site has been included within the Walberton Neighbourhood plan. The plan considers the site as suitable only for 12 units of sheltered accommodation, 8 affordable or starter homes along with 8 full market homes.
Availability Summary	The site is considered available as it has been considered as part of the Neighbourhood Plan Process. An update from primary land owner confirms that the site is available and that a planning application could be submitted to the Council shortly.
Achievability Summary	There are some concerns regarding viability which will need to be considered in more detail as part of the planning process..
Potential use for evaluation	Residential
Current Status	Deliverable

Projected Potential Yields

Suggested Density			Suggested Total Yield			Promoted/Planning Application suggested total yield	
45			27				
2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
0	0	0	8	12	7	0	0
2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34

HELAA Assessment Summary Table - Deliverable - Residential Site

Reference	Y15
Site Location	Cinders Lane Nursery and works to the rear
Parish	Yapton
Grid Reference	498120 - 102601
Strategic Allocation Site	No
Neighbourhood Plan Site	Yes
Site Area	2.11
Net Developable Area	1.47
Viability Typologies	3-MG50
Description of Site and Existing Use	Number of vacant looking greenhouses (on a commercial scale) with access down a very narrow lane, Cinders Lane. A small number of dwellings can also be found to the south. Horticulture
Settlement	Yapton
Local Plan Area	Inland Arun Area
Existing Use	Greenfield
Potential Use for Evaluation	Housing
Constraints	Existing buildings would require demolition. There may be a loss of employment. Access could be difficult down Cinders Lane which is a very narrow track. The Council has identified a groundwater emergence zone and groundwater flood risk area.
Suitability Summary	This site is a primarily brownfield site and offers a suitable location for future development subject to overcoming the current policy restrictions. It is allocated as a neighbourhood plan site and has gained 2 planning permissions that cover the whole site in August 2018
Availability Summary	Owner confirmed that the site is available and deliverable in the 2016 call for sites.
Achievability Summary	According to the Arun Local Plan Viability Study 2016 the site is considered to be viable and achievable
Current Status	Deliverable Commitment

Projected Potential Yields

Suggested Density			Suggested Total Yield			Promoted/Planning Application suggested total yield	
32			47			70	
2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26

0	0	0	35	35	0	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	

Y15

