Appendix B Housing and Economic Land Availability Assessment (HELAA)

Housing and Economic Land Availability Assessment (HELAA)

Arun District Council

February 2020

ARUN DISTRICT COUNCIL BN/152/20/PL

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Glossary

ADC	Arun District Council
ALP	Arun Local Plan (2011-2031) Publication Version (October 2014)
BOA	Biodiversity Opportunity Area
BUAB	Built Up Area Boundary
CILA	Commercial and Industrial Land Assessment
EELA	Employment and Economic Land Assessment
EiP	Examination in Public
HDT	Housing Delivery Test
HELAA	Housing & Economic Land Availability Assessment
HIS	Housing Implementation Strategy
5yr HLS	Five year housing land supply
IRZ	Impact risk zone
LPA	Local Planning Authority
LPAA	Local Planning Authority Area
NDP	Neighbourhood Development Plan
NLPG	National Land and Property Gazetteer
NPPF 2018	National Planning Policy Framework (2018)
OAN	Objectively Assessed Needs (the housing requirement)
PPG	Planning Practice Guidance
SAC	Special Area of Conservation
SDNP	South Downs National Park
SFRA	Strategic Flood Risk Assessment
SHLAA	Strategic Housing Land Availability Assessment
SPA	Special Protection Area
SSSI	Site of Special Scientific Interest
TPO	Tree Preservation Order
WSCC	West Sussex County Council

1. Executive Summary

1.1 The Housing and Economic Land Availability Assessment (HELAA) is a key component of the evidence base which informed the preparation for the Arun Local Plan (ALP) and keeping it up to date will inform future monitoring of land supply.

1.2 It forms a strategic assessment of land available for development, which is required by the National Planning Policy Framework 2019 (paragraph 67 and 73) with further guidance set out in the Planning Practice Guidance (PPG).

1.3 This version of the HELAA replaces one prepared in November 2018 and republished with added HELAA employment site information in February 2019.

1.4 The HELAA presents a strategic picture of the availability and suitability of land within the Arun Local Planning Authority Area (LPAA) for development. Further, it attempts to establish realistic assumptions about the number of homes and amount of economic development that this land could yield and the timeframe within which this might come forward.

1.5 This HELAA report follows the same published methodology set out in May 2016 which was prepared in accordance with the National Planning Policy Framework (NPPF 2018) and the Planning Practice Guidance (PPG) at that time. However, it is recognised that recent changes to national policy (e.g. NPPF 2019) and further changes arising from outputs from a technical consultation and updated PPG in 2019, means that the methodology will need to be updated in future years. These changes will also require significant investment in resources and stakeholder engagement in implementing these new requirements. Therefore, this HELAA adopts the existing methodology for the period 2018-2019 although the HELAA has been updated following a ‘Call for Sites’ exercise conducted in July 2019 and references in the HELAA to the NPPF 2018 have been updated to the revised NPPF 2019 requirements as appropriate.

1.6 The HELAA assessment is important evidence used to inform plan making but does not in itself determine whether a site should be allocated for housing development.

1.7 The HELAA is therefore, considered together with a wider evidence base for monitoring the adopted Arun Local Plan but cannot be construed as committing the Council to allocate any particular parcel of land for a particular use, nor approve any application for development.

1.8 The HELAA is divided up into three sections: Introduction, Methodology and Detailed Site Assessments. Site proformas are contained within the appendices to this report.

2. Introduction

2.1 The NPPF 2019 supported by guidance in the Planning Practice Guidance (PPG) requires Local Authorities to maintain an adequate supply of housing sites in their area. As part of this process, Local Planning Authorities must consider where housing development would be best located and assess all potential opportunities for development locations.

2.2 The Housing and Economic Land Availability Assessment (HELAA), is a technical study that determines the suitability, availability and achievability of land for development. It is an important evidence source to inform plan- making, but does not, in itself, represent policy nor does it determine whether a site should be allocated for future development. Land allocations can only be made through the statutory Development Plan for Arun which includes the Adopted Local Plan 2018, all made Neighbourhood Plans and further plan making including a Non- Strategic Sites Development Plan Document and Gypsy & Traveller Site Allocation Development Plan Documents.

2.3 This process was previously known as a Strategic Housing Land Availability Assessment (SHLAA), but has been renamed as the HELAA in order to reflect its ability to assess land for uses other than housing, such as employment. All sites that were considered as part of the previous SHLAA process were retained and carried forward into the HELAA to be considered in an up to date context.

2.4 This Housing and Economic Land Availability Assessment (HELAA) is the fourth housing land assessment document to be published. It is a rolling update to the initial SHLAA undertaken in 2009 and covers the areas of the district within the Local Planning Authority Area (LPAA). This document provides a brief introduction to the HELAA and policy background, as well as the findings of this HELAA update itself. The original methodology can be viewed on the Council's website (www.arun.gov.uk).

2.5 The methodology for the assessment has been prepared in accordance with the latest planning practice guidance.

2.6 Whilst the HELAA is a key document, it is only one part of the extensive evidence base used to inform the preparation of the Local Plan. It is also important to understand that the HELAA:

- Does not allocate land for development and is not a statement of Council policy. It also does not outweigh or alter any existing policies or designations.
- Highlights the potential of land across the LPAA for development;
- Is not, and is not intended to be, a proxy for site allocations via the statutory 'Development Plan' for Arun; and
- The assessment uses an agreed, objective and consistent methodology which seeks to capture information on constraints as they exist at a particular point in time.

2.7 The HELAA can be viewed at the Council's Offices and on the Council's website. The online version takes advantage of interactive mapping to ensure that it is user friendly.

What is the HELAA?

2.8 An assessment of housing land availability is required by the revised National Planning Policy Framework (NPPF 2019) in order to "enable strategic policy making authorities to have a clear understanding of the land available in their area" (para 67, NPPF 2019).

2.9 As part of this, Local Planning Authorities must assess all potential opportunities for development locations to consider where residential development would be best located.

2.10 The aim of the HELAA is to assist the Council in the identification of suitable sites for development to enable it to maintain an adequate supply of land to meet the identified objectively assessed (development) needs (OAN).

2.11 Therefore, the purpose of a HELAA is to:

- Identify sites and broad locations with potential for development;
- Assess their development potential;
- Assess their suitability for development and the likelihood of development coming forward (the availability and achievability). (Paragraph: 001 Reference ID: 3-001-20190722, PPG).

2.12 This HELAA has a primary focus on housing potential, but includes economic sites including those which have submitted for housing development or those included in the previous Employment and Economic Land Assessment, the previous SHLAA or, have been previously assessed for economic use. This HELAA does not assess all identified economic sites in the district. This may be addressed via other studies or changes to the future monitoring approach to land availability.

2.13 Sites assessed are identified as either:

- Deliverable (Suitable, Available and Achievable); or
- Developable (Suitable but either the availability is specified for a future date or is currently unknown, or the achievability of the site is unknown/marginal).
- Not currently developable – if a site is currently not considered suitable and/or it is not known when a site could be made available, it is neither suitable nor viable.

2.14 This HELAA report assesses development potential of those sites that have been submitted to the Council previously and through the ‘Call for Sites’ process. The report presents the following key outputs – with the exception of windfall which will be reported in the Authorities Monitoring Report using the intelligence gained from the HELAA:

- Details of all sites submitted as part of the HELAA process, including their locations on a map;
- An assessment of the suitability of each site for development;
- A notional development capacity that could be delivered on each site assessed to be suitable;
- Information to assist the calculation of the potential windfall delivery of housing for the District (i.e. housing to be delivered within the Local Plan period on unidentified sites or on sites that fall below the minimum threshold included in the HELAA) via the Authorities Monitoring Report; and
- An indicative trajectory of anticipated development and consideration of associated risks, also via the Authorities Monitoring Report.

2.15 The Assessment is updated on a regular basis in order to reflect any changes of circumstance with individual sites (e.g. previously identified constraints to the delivery of a site have been removed). The housing trajectory will also be updated to reflect any such changes. Updates to the assessment will:-

- Survey new and amended sites
- Re-assess the deliverability and developability of sites (this may mean that the status of a site may change as part of a review).

Background Information

2.16 The following section outlines the recent changes in the planning system and summarises the key pieces of local evidence that have informed the HELAA site appraisals in this update. The latter half of this section provides the Council's latest identified housing need.

Policy Context

National Planning Policy

2.17 The National Planning Policy Framework (as revised and published in July 2018 (NPPF 2018) sets out the Government's planning policy framework for England and how these policies should be applied. The NPPF 2018 states that the purpose of the planning system is to contribute towards the achievement of sustainable development.

2.18 The NPPF 2018 outlines how sustainable development is achieved through three overarching and interdependent objectives: an economic objective, a social objective and an environmental objective. To ensure sustainable development is pursued in a positive way, a presumption in favour of sustainable development sits at the heart of the framework. Local Plans should "positively seek opportunities to meet the local development needs of their area and be sufficiently flexible to adapt to rapid change". For decision-taking local planning authorities should approve development proposals that accord with an up-to-date development plan without delay and grant planning permission where the development plan is absent or out-of-date unless this would adversely impact on polices within the NPPF 2018 which protect areas and designated assets of particular importance or where adverse impacts significantly and demonstrably outweigh the benefits when assessed against the NPPF 2018 as a whole.

2.19 The updated NPPF 2019 introduces a more detailed requirement to test the status of sites (i.e. the definition of 'deliverable sites' in Annex 2 to the NPPF 2019) through land availability studies such as the HELAA.

2.20 The NPPF 2019 sets out components of delivering a sufficient supply of homes. One of the key components is the strengthening of the definition of 'deliverable'. *To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years.* (Extract from NPPF).

2.21 National guidance still requires an assessment of site availability, suitability and likely economic viability to be considered. As part of this thrust on supply of homes, the Government places significant emphasis on securing a 5 year housing land supply (5yr HLS) using more robust evidence in order to ensure that housing policies are up to date and delivering housing targets. A further Housing Delivery Test (HDT) has also been introduced looking at an authority's previous 3 years performance. Arun's HDT published by the Government in February 2019, requires the authority to initiate an Action Plan to ensure that barriers to development can be identified and where possible, be overcome.

2.22 The HELAA 2019 is consistent with current practice in support of the adopted Arun Local Plan July 2018 (for which the Independent Inspector's report concluded that Arun has a 3.7 year housing supply). NPPF 2019 paragraph 74 clearly states that an authority with a recently adopted Local Plan can defend its 5 year housing land supply with an appropriate buffer, for a year – i.e. in Arun's case this was up until 31 October 2019.

2.23 Paragraph 67 of NPPF 2019 requires that once a Local Planning Authority has a full understanding of housing needs in their area they should prepare a Strategic Housing Land Availability Assessment (SHLAA) to establish realistic assumptions about the suitability, availability and achievability (the likely economic viability) of land to meet the identified need for housing.

2.24 Paragraph 73 of the NPPF 2019 sets out a requirement to ensure that local authorities set out a housing trajectory on the rate of delivery for the plan period and annually update a supply of 'specific deliverable' sites (with an appropriate buffer) sufficient to secure a 5 year housing land supply, and also identify 'specific developable' sites.

2.25 In March 2014 the Government published the Planning Practice Guidance (PPG). This document replaced a number of Circulars and Planning Practice Guidance, including the 2007 Strategic Housing Land Availability Assessment Practice

Guidance. The Housing and Economic Land Availability Assessment[1] section of the PPG provides guidance on undertaking land assessments.

2.26 The PPG recommends that housing and economic evidence should be undertaken as part of the same exercise. Therefore, in 2014 ADC officers merged the database of sites from the SHLAA (updated in 2012) and the Employment and Economic Land Assessment (2010) to create the Arun Housing and Employment Land Availability Assessment (HELAA).

2.27 The most up to date guidance on the preparation of a HELAA is contained within the PPG which suggests a site size of 5 or more units. To date, the Council's previous HELAAs have applied a threshold of 6 or more units. This update however, uses the threshold of 5 or more units.

2.28 In line with the PPG, this update incorporates an increased emphasis on economic land by drawing out, from the assessment of suitability of sites for housing, whether mixed use opportunities might exist.

Local Planning Policy

2.29 Arun District Council's local planning policies currently consist of the adopted Arun Local Plan 2018 (ALP 2018) which covers the 20 year period 2011-2031. The ALP 2018 was adopted by Full Council in July 2018. This plan replaces the Arun Local Plan 2003 and any saved polices for the Arun local planning authority area (i.e. that part of Arun District which falls outside the South Downs National Park). The ALP 2018 sets out a strategy for meeting its housing and employment needs as well as some unmet needs from neighbouring authorities, over the twenty-year period providing a framework for growth and regeneration.

[1] http://planningguidance.communities.gov.uk/blog/guidance/housing-and-economic-land-availability-assessment/what-is-the-purpose-of-the-assessment-of-land-availability/

Evidence Base

2.30 The HELAA is used as part of the evidence base for planning policy documents and policy formulation, including the ALP 2018. There are a number of evidence base documents that also help to inform policy formulation, particularly those that consider strategies for the planning of new housing. Such documents include a Transport Study, Landscape Study, Sustainability Appraisal and an Infrastructure Delivery Plan. As a consequence, the findings of the HELAA need to be tempered against the findings of other evidence base documents when considering future housing potential. For example, the HELAA only assesses individual sites, whereas transport and infrastructure studies may consider the cumulative impact of potential developments. Therefore, whilst one particular settlement may seem to have significant potential for housing growth, based solely on HELAA findings, other evidence may paint a different picture of how much of that potential is suitable and deliverable.

2.31 In addition, it should be noted that evidence-based documents prepared and held by the Council have been utilised in helping to come to conclusions on the status of HELAA sites.

HELAA Update

2.32 The HELAA should be reviewed and updated on an annual basis in order to ensure that the information contained within it is as accurate as it can be. As a consequence, the Council has undertaken a review of the HELAA in 2019.

2.33 The update to the existing HELAA has enabled the Council to identify and assess new sites and broad locations (as well as review/update data regarding existing HELAA sites) to identify which are 'deliverable', 'developable' or 'not currently developable' for housing and employment development. Please also refer to the above Policy Context section on the changes recently introduced by the NPPF 2019 in relation to the definition of 'Deliverable' and further recent updates on PPG, on applying the definition. The HELAA 2019 update form and 2019 Call for Sites form

were both updated to reflect these changes and to allow the Council to capture accurate information on the sites in the HELAA.

2.34 The HELAA 2019 is consistent with current practice in support of the adopted Arun Local Plan July 2018 (for which the Independent Inspector's report concluded that Arun has a 3.7-year housing supply) which was prepared under the previous version of the NPPF (2012). The NPPF 2019 paragraph 74 states that an authority with a recently adopted Local Plan can defend its 5-year housing land supply with an appropriate buffer, for a year – i.e. in Arun's case this was up until 31 October 2019.

2.35 The preparation of an updated trajectory for the delivery of sites is also crucial to ensure that the Council can test the delivery of a five-year supply of deliverable sites against the Council's housing targets.

2.36 The 2019 HELAA, therefore, replaces all previously published land availability assessments.

Consultation and Call for Sites Exercise

2.37 As part of the update to the HELAA, the Council undertook a general 'call for sites' in July, in which landowners and developers were able to promote any new sites within the District that can accommodate 5 or more additional dwellings for inclusion within the HELAA.

2.38 The Council also asked all those who have previously had some involvement with land within the existing HELAA, be that landowner, site promoter, a previous applicant or agent, to review their site information and provide the Council with an update of any relevant site trajectory and other information. This would update the Council's records and help the Council assess whether a site could be considered to be achievable, available or deliverable.

2.39 The exercise included an updated form which was provided in both paper and electronic format. In an attempt to contact all of the landowners in the HELAA, letters were sent out requesting that the existing information held about the sites should be reviewed, particularly since the form was significantly updated to reflect the changes in definition for deliverable sites.

2.40 A workshop was held on 25th July 2019 to outline the NPPF changes and explain the importance for site promoters to provide accurate, documented evidence on site trajectories and planned delivery promptly. This workshop also facilitated discussion on the context for an amended HELAA update form designed to capture the required information (including additional information), accurately for each site.

2.41 The intention for carrying out such a consultation was to ensure that the HELAA baseline is accurate and as up to date as possible as well as to comply with the NPPF changes.

2.42 A good level of responses was received as a result of the call for sites exercise. The results have provided greater evidence on deliverability and fed into the final version of this report. Responses were received from a variety of sources including Town and Parish Councils, key stakeholders, local groups and residents, along with landowners, agents and developers. As a result of the exercise, an additional 16 new sites were added to the HELAA appraisal.

Identified Housing Need for Arun District

2.43 The Adopted ALP 2018 contains an OAN of 919 dwellings per annum (based on the Updated Housing Needs Evidence GL Hearn 2016).

2.44 The Local Plan makes appropriate provision for that figure, however, the final adopted policy target is 20,000 dwellings (1,000 dwellings per annum) over 20 years which takes account of the OAN and also some unmet housing need arising from neighbouring authorities (i.e. Worthing, Chichester and South Downs National Park authorities) to meet the Duty to Cooperate. The Local Plan further clarifies the

separate nature of the stepped housing supply trajectory, the whole plan target split into 5 year periods and the method for the 5 year housing land supply calculation: -

"12.1.5 The final policy target takes account of the objectively assessed housing need (OAN)and some housing for other authorities to meet the Duty to Cooperate. Housing supply is stepped across the plan period to match the planned delivery of sites. There are targets for each five year period in policy H SP1 but these deliver the whole plan target of at least 20,000 homes by 2031. For the purposes of calculating the District's five year housing land supply a 20% buffer is applied to reflect persistent under delivery. In addition Planning Practice Guidance promotes the approach that if there is a shortfall in supply it should be dealt with in the first five years (the Sedgefield approach). The housing shortfall of 306 dwellings is included within the five year period 2017-2022 as set out in Appendix 3 Arun Update to Publication Plan (LP) and Housing Implementation Strategy (HIS)."

2.45 The ALP 2018 sets out a target allocation of 1,250 dwellings for delivery via either a Non-strategic Sites Development Plan Document or Neighbourhood Plans or both. The HELAA will provide an important source of evidence on potential land supply information to aid such plan preparation.

3. Important information and Caveats related to the HELAA

3.1 The HELAA is an important evidence source to inform Plan making, but does not in itself determine whether a site should be allocated for housing or economic development or whether planning permission should be granted. The allocation of a site for development can only be made through the Development Plan Document (DPD) process and via Neighbourhood Plans (NP). The Plan making process (including the requirement for Sustainability Appraisal) will help to determine which suitable sites should come forward for development and for what level of development.

3.2 Although sites can only be allocated through the DPD and NP process, planning applications on such allocations must still be determined via the Development Management process and satisfy planning requirements or otherwise be refused.

3.3 The inclusion of a site within the HELAA does not preclude it being developed for other uses.

3.4 The HELAA is not the Council's last word in respect of site analysis for Development Management or site allocation purposes. Due to the scope of the HELAA, the Council has not assessed every site to the extent that would be required to support a planning application or make an allocation. The resource implications are too great. It can provide a view on suitability and capacity based the strategic level of analysis undertaken, which is proportional to the primary task of the HELAA, which is to assist in local plan-making and to evidence, broadly speaking, what the district might be able to achieve in respect of growth and the options for where growth can go.

3.5 The assessment and conclusions of sites may be subject to change over time, for example site boundaries may change, constraints may be overcome / mitigated or additional constraints identified, likely timescales may change, along with site capacities.

4. Monitoring and Updating the HELAA

4.1 The HELAA is a live document and it is important that it is monitored and kept up to date so that it is a useful resource for the Council. As a result, it has been incorporated into the ALP 2018 monitoring framework and will be monitored annually in accordance with the PPG.

4.2 The main information that shall be monitored is as follows:

- Progress with delivery of development on allocated sites and sites with planning permission;
- Planning applications that have been submitted or approved on sites and broad locations identified by the assessment;
- Progress that has been made in removing constraints on development;
- Unforeseen constraints that have emerged which means a site is no longer deliverable or developable, and how these can be addressed;
- Evidence to support the assessment set out in the Authorities Monitoring Report whether the windfall allowance is coming forward as expected, or may need to be adjusted.

4.3 Sites submitted to the Council following the cut-off date for the HELAA assessment, will be considered as part of the next HELAA review.

4.4 If any member of the public, developer, landowner/agent or Parish Council or other organisation has any further information they would like to submit in relation to a site already within the assessment (including factual errors), this material should be passed to the Council via the update form which can be found on the website (https://www.arun.gov.uk/helaa-brownfield-land-self-build-registers).

4.5 Information related to potential new sites for inclusion in the HELAA, should be sent to the Planning Policy and Conservation Team, via the 'Call for Sites' form on the Council's website. Call for sites proforma These sites will be considered as part of the next review.

4.6 Following the publication of this report, the next review of the HELAA is scheduled for publication late 2020 / early 2021. The cut-off date for the submission of new site information will be made available on the Council's website.

5. Structure

5.1 Due to the nature of the topic covered, the HELAA is divided up into a number of sections/parts:

5.2 Part one: Introduction.

5.3 Part two: Methodology – this identifies the methodology prepared in the topic paper dated May 2016. See sections on Policy Context and HELAA Update for information on recent changes to national policy and on the definition of 'Deliverable' sites.

5.4 Part three: Site assessment information (this will also assist the Authorities Monitoring Report (AMR) in calculating windfall performance and housing delivery trajectories).

5.5 Appendices: Detailed site assessments – this part contains information related to each of the sites assessed. The site assessments are reported by their status: deliverable, developable and not developable.

5.6 The report presents the following key outputs:

- Details of all sites submitted as part of the HELAA process, including their locations on maps;
- An assessment of the suitability of each site for development; and
- A notional development capacity (informed by the Arun Local Plan Viability Study 2016) that could be delivered on each site assessed to be suitable.

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6. Methodology

Establishing a Methodology

6.1 The HELAA methodology was established in 2016 and has been used for the HELAA 2019.

The Process

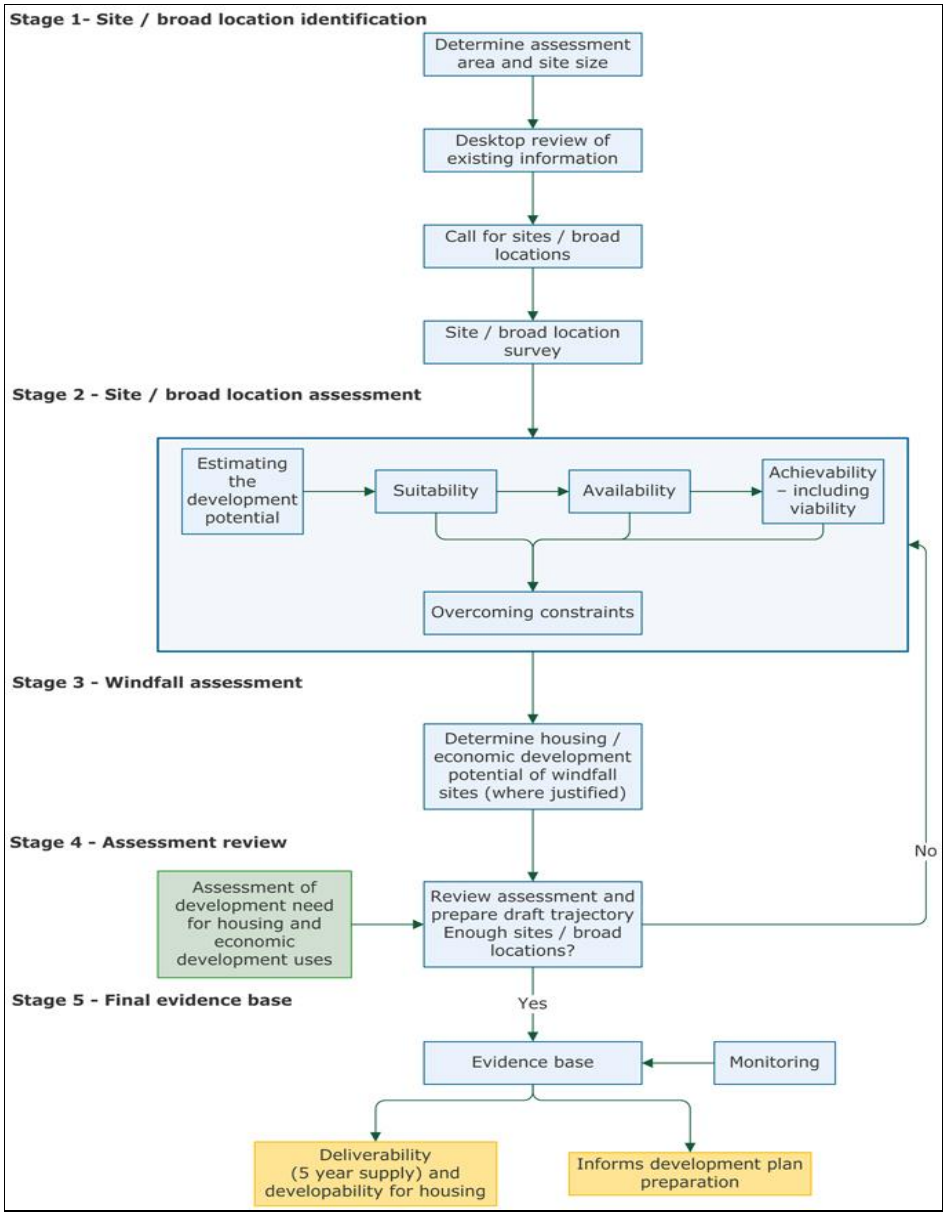
6.2 The adopted methodology sets out a 5-stage approach, based on the approach identified in the PPG, for undertaking the HELAA. It is recognised that the NPPF 2019 introduces new requirements (see National Policy Context sections below) for the HELAA. However, the existing agreed HELAA methodology is adopted by the HELAA 2019 because it is still consistent with the NPPF 2019 and addresses the new requirements of the revised definition of 'specific deliverable sites' and revisions to the relevant PPG 2014 guidance. The agreed methodology is therefore as set out below:

1. Site identification;
2. Site assessment;
3. Windfall assessment;
4. Assessment review; and
5. Final evidence base.

6.3 The above approach has been followed and the various stages have been addressed in the subsequent sections of this report. See sections on Policy Context and HELAA Update for information on recent changes to national policy and the definition of 'Deliverable' sites and how this will be accommodated in future HELAA studies.

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6.4 The entire process is summarised in the flow chart on the following page.



Source: Planning Practice Guidance

6.5 The following paragraphs provide a summary description of the methodology stages outlined above, followed in preparing the HELAA 2019 update.

Stage 1: Identification of sites and broad locations

Geographical Scope

6.6 The HELAA has been undertaken at a district level. The assessment area will cover that of Arun District Council Local Planning Authority Area, which does not include that area of Arun District which falls within the South Downs National Park.

Site Size/Threshold

6.7 The PPG states that all sites capable of delivering five or more dwellings should be considered as part of the assessment, but that plan makers may wish to consider alternative site size thresholds.

6.8 Any site considered to have an estimated yield falling below the threshold of 5 dwellings and 0.25ha (or 500m^2 of floor space) for economic development, has been excluded from the assessment (PPG Paragraph:009 Ref ID:3-009-20190722).

Timescales

6.9 The HELAA is based on the period covered by the adopted ALP 2018 which runs from 2011 to 2031. Therefore the HELAA will include sites that have planning permission and are being constructed but still have phases for construction planned over the next few years. The HELAA will also include sites which may not be suitable, available or achievable at this time, but may be developable towards the end of the plan period. This will be reflected in the yield section of the HELAA.

Land designations

6.10 Within the Arun LPA area there are some clear intrinsic designations where development (housing or employment) would be unsuitable, so these areas have been excluded from the assessment.

6.11 Sites falling within or covered by the following nature conservation designations have been excluded from the HELAA:

- Special Protection Areas (SPA)
- Special Areas of Conservation (SAC)
- Ramsar sites
- Sites of Special Scientific Interest (SSSI)
- Regionally important geological and geomorphological sites

Other designations

6.12 Other important designations for consideration within the HELAA are:

- Flood zone 3b
- Open space
- Ancient woodland
- Sites of Nature Conservation Interest (SNCI),
- Nature reserves,
- Historic parks and gardens, Scheduled Ancient Monuments (SAMs)
- Local Green Space

6.13 The Government's Planning Practice Guidance (as updated PPG 2019) sets out that residential development should be considered for a minimum of 100 years (unless there are good reasons not to) with respect to flooding and climate change. The Council's Strategic Flood Risk Assessment (SFRA) evidence in support of the adopted Arun Local plan 2018 provides this evidence in support of applying the sequential and exceptions test when assessing potential sites to allocate. The climate change 100 yr flooding contour has been considered in relation to HELAA sites to identify those sites which may be affected by this constraint. Where the climate change 100yr flooding contour affects a site, it could potentially reduce the housing yield for the site or preclude the site through the sequential and exceptions test. However, at the strategic level of assessment provided by the HELAA – there is not sufficient information to make such assessments until sites are proposed for allocation or are subject to planning applications. It is not therefore, appropriate or

possible for the HELAA to make decisions on those promoted sites but the HELAA does caveat that final housing yields will be dependent on sequential and exception tests and other relevant mitigation measures where HELAA sites are impacted by the 100yr flooding contour.

6.14 Although development in those locations significantly affected is not preferable, when the sequential test is applied and there are no alternative preferable sites, it may, in some instances be possible to appropriately mitigate adverse impacts through development design. See Government guidance Flood risk assessment: the sequential test for applicants: - https://www.gov.uk/guidance/flood-risk-assessment-the-sequential-test-for-applicants

Identifying New Sites and Broad Locations

6.15 A general call for sites, was held in July 2019, in order to ask consultees to provide updates on each of the sites and to identify whether there are any sites which should be added to the HELAA. The call for sites was advertised on the Council's website as well as a public press notice.

6.16 In addition to the HELAA call for sites exercise, the Council also undertook an exercise to identify new sites through a desktop review of data covering the Local Planning Authority area. Data sources for such desk top reviews may include the following:

- 'Made' Neighbourhood Development Plans
- Planning application records including unimplemented, withdrawn and refused
- National register of public sector land
- Empty property register
- English House Condition Survey
- Valuation Office database
- National Land Use Database
- OS maps and Aerial photography
- Business enquiries for land, active engagement with sector.

- Active engagement with local landowners
- Previously rejected sites

Neighbourhood Development Plans

6.17 There are currently sixteen 'made' Neighbourhood Development Plans across the district. Each housing allocation within the plans has been included in the most up to date version of the HELAA.

6.18 When a site has been allocated in an NP, there is a strong level of certainty that the site will be delivered.

6.19 As part of the desktop exercise, sites which were considered as part of the Neighbourhood Development Plan processes but rejected at Examination stage, or even prior to that stage, will be included in the HELAA and reassessed.

Greenfield/Previously Developed Land

6.20 The identification of sites for inclusion within the HELAA will include both greenfield and brownfield land which could be improved or intensified. Where a site has particular development constraints, these will be clearly documented together with a description of how these could be overcome, if appropriate.

6.21 Whilst policies within the ALP 2018 seek to make optimal use of land within the built up area boundaries of existing settlements, it is not possible to accommodate all future development within these boundaries. There will be greenfield sites which lie on the urban fringe of the main towns and villages which will need to be considered for future planning purposes. In these cases, consideration will be given in particular to landscape, biodiversity enhancement, woodland management, recreation provision, and flooding and access routes.

Employment Land

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6.22 With regards to employment land, an important data source to be used to check/update the baseline data, and to add new employment sites is the Commercial and Industrial Land Assessment (CILLA) data provided by WSCC on an annual basis. The CILLA provides data on all employment sites of 50sqm+ which are committed, available or in course of erection[2]. The Authority Monitoring Report also includes data on the available commercial sites available and completed.

Additional Data

6.23 Since April 2015, the Council has collected data on care homes under use class C2 which will provide useful data to input into the HELAA as part of the identification of committed/deliverable sites.

Submitted Sites

6.24 Submitted sites include those submitted to the Council by an external body such as a landowner, agent or Town/Parish Council. Information was collected via a Call for Sites form, available to download from the Council's website.

6.25 Table 1 summarises the type of information collected for each site.

Table 1: Information to be collected and stored for each site.	
Site Characteristics	Site Size
	Site Boundaries and location
	Current land use(s)
	Surrounding land use(s)
	Character of surrounding area (i.e. rural, urban etc)

[2] The data provided for the CILA includes sites .50sqm floor area of new or change of use to any of the following: A1, A2, B1, B2, B8, D2, C1 hotel if more than 25 rooms.

Constraints and ways to alleviate them	Physical constraints, e.g. access, contamination, topography, flood risk, natural features of significance.
	Environmental constraints
	Planning Policy Constraints, e.g. designations, landscape issues
	Infrastructure constraints, e.g. impact on highways, access to the site, proximity to public transport
Development Progress	Ground works complete/ homes started / site built out
	Total number of units proposed/permitted
	Units built
Suitability and Deliverability	Assessment of whether the site is suitable for housing, including where applicable as part of a mixed use development. An assessment of land preparation costs An assessment of viability and deliverability A summary of land ownership/ control of site
	Likely timescale for commencement of development Identification of barriers to development and how they can be overcome

Broad locations

6.26 Broad locations are wider areas, identified to have characteristics for accommodating housing developments, but where not all potential sites may have been identified.

6.27 The advantage of identifying broad locations is that it gives communities an idea of where future development may be directed and it will provide developers with a

greater degree of certainty about where development may be encouraged. It is a proactive approach to planning, which reflects positive choices about the direction of future housing developments, rather than a reactive approach to development opportunities as they arise. Examples of broad locations include those:

- **Within or adjoining settlements –** for example, areas where housing developments are, or could be, encouraged and small extensions to settlements; and
- **Outside settlements –** for example, major urban extensions, growth points, growth areas, new free-standing settlements.

Stage 2: Site/Broad Location Assessment

Calculating Development Potential

6.28 The housing potential of a site refers to the net number of dwellings that the site can be assumed to accommodate through its development or through conversion of existing buildings.

6.29 The HELAA had taken a relatively simplistic approach to modelling[3], based on an assumption of 30 units per hectare (ha). In reality the density will vary relative to the size of the site and the amount of open space. Therefore, rather than simply apply the 30units/ha used in the HELAA the following densities have been used (based on the advice contained within the Arun Viability Study, 2016).

Residential Development Densities Units/ net ha	
Smaller villages and other locations	30
Modern Estate Housing	32
Main Settlements and large villages	35
PDL in urban area	45
Urban Flats	75

[3] As set out in paragraph 8.2 of the Housing and Economic Land Availability Assessment (HELAA) Draft Mid Examination Topic Paper and HELAA Update Methodology May 2016

Source: Local Plan Viability Assessment Update, HDH (July 2016)

6.30 In addition, the following net developable areas have been identified, which have influenced the final suggested yield of each site. With this in mind the following assumptions have now been used in the modelling:

Residential Net Developable Areas	
up to 0.4ha	100%
0.4 – 2ha	80%
2 – 5ha	70%
5ha+	60%

Build Out Rates

6.31 The HELAA has taken a pragmatic approach and made an assumption on build out rates largely dependent on the amount of dwellings that the development of a site could yield. The assumption used is for 50 dwellings a year (on average) associated with an independent means of access to the site. It is recognised that in the first year that completions are expected, the build out rate may be slower as development may have only occurred for part of the year.

6.32 This approach has been taken to ensure that a consistent approach is followed for all sites.

6.33 It should be noted that the Assessment does not pre-empt or prejudice any planning decision made in the future on any particular site and the assumptions made on densities or indicative yields should not be taken outside of the context of the HELAA.

Factors to be considered when assessing whether sites or broad locations are likely to be developed

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6.34 As set out above, paragraph 73 of the NPPF 2019 requires Local Authorities to 'identity and update annually a supply of specific 'deliverable' sites sufficient to provide a minimum of five years' worth of housing against their housing requirement.'….and also 'a supply of specific 'developable' sites or broad locations for growth…' for housing over the longer term (Para 67, NPPF 2019).

6.35 Annex 2: Glossary, of the NPPF 2019 provides the following definitions for deliverable and developable sites:

6.36 **Deliverable**: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:
a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

6.37 **Developable** – To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

6.38 **Not currently developable** - If it is unknown when a site could be developed, then it will be regarded as 'not currently developable', this could be, for example, because of severe constraints to development and not knowing when or if, they might be overcome.

6.39 The assessment criteria for determining whether a site is considered suitable, available or achievable is summarised below.

Assessing Suitability

6.40 The assessment of suitability will be guided by the ALP 2018 policies, 'made' Neighbourhood Plan policies and national policy. Market and industry requirements in the housing market or functional economic market area have also been considered.

6.41 The full suitability assessment assesses sites against the following criteria:

- Physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution, contamination
- Potential impacts including effect upon landscapes, nature and heritage conservation
- Appropriateness and likely market attractiveness for the type of development proposed (market appraisal)
- Contribution to regeneration priority areas (addressing emerging policy requirements)
- Environmental/amenity impacts

6.42 Sites in existing development plans or with planning permission will be considered suitable for development. However, these sites will be checked to identify whether circumstances have changed which would alter their suitability.

Assessing Availability

6.43 The Guidance considers a site to be 'available' for development when, on the best information available, there is confidence that there are no legal or ownership problems, such as multiple ownerships, ransom strips, tenancies, or operational requirements of landowners. Generally this means that the landowner has

expressed an intention to develop, or that it is in the control of a developer who has expressed an intention to develop.

6.44 The conclusions about site availability were informed by an assessment of the information provided during the Call for Sites process and/or engagement with the landowners.

6.45 A secondary issue to consider when assessing availability was the timescales required to overcome any identified constraints. In the majority of cases, sites included in the first five years are those with full planning permission or allocated and with a firm commitment by the developer to bring the site forward for development. If a constraint to development exists but it is felt that this constraint could be overcome in the longer term, then the site is classified as 'available' but deliverable in the longer term 6-10 or 11+ years, depending on the nature or complexity of the constraints on the site.

6.46 The availability of the majority of sites was established by contacting the developers / land owners and checking relevant planning history to help clarify the legal status. Where problems have been identified, an assessment was made as to how those problems could be realistically overcome. This was based upon details provided from the land owner(s), the expert judgement of Planning Officers on the basis of local knowledge and information collected during site visits. In addition, if the background to a site shows a history of un-implemented permissions, then this has been taken into consideration when assessing deliverability.

Assessing Achievability for Housing

6.47 The assessment of whether a site is achievable or not is based on a judgement about the economic viability of the site, coupled with the ability of a developer to complete the scheme within a given time period. The assessment of a site's *achievability* takes into account the following factors:

- **Market Factors** such as:
    - Effect adjacent land uses may have on site

    - The attractiveness of the locality
    - Potential marketability of the site
- **Cost Factors** including:
    - Site preparation costs and/or exception costs
    - Affordable housing provision
    - Highways improvement works
    - Access issues and impact on Strategic Road Network
    - Third party land requirements
    - Availability and capacity of local utilities/ connection costs
- **Delivery Factors** including
    - An assessment of projected build out rates
    - Single or multiple developers
    - Size and capacity of the developer
    - Is third party land required?

6.48 For a site to be considered achievable, and therefore deliverable, there should be a 'reasonable' prospect that housing will be delivered on the site at a given point in time. In essence this is a judgement about the economic viability of the site and the ability of the developer to complete and sell housing over a certain period. If there is clear evidence that sites with planning permission will not be implemented before the permission expires, they should not be identified as achievable or deliverable.

6.49 As part of the Local Plan process, the Council commissioned an Affordable Housing and Viability Assessment which includes, in its brief, a viability appraisal to assess a sample of HELAA sites to establish site typologies in order to consider whether they would be economically viable when assessed against a range of development cost assumptions. These site viability typologies have been applied in assessing existing sites as well as those new sites added to the HELAA database and used to inform the final assessment of each site.

6.50 Each site in the HELAA has been assessed against the criteria above to determine whether it is suitable, available and/or achievable. The information is then used to

determine whether the site should be classified as ‘Deliverable’, ‘Developable’ or ‘Not Currently Developable’ for housing development.

Overcoming Constraints

6.51 The PPG states that where constraints have been identified through the suitability, availability and achievability assessment, the consideration should be given to what action would be needed to remove them.

6.52 Where there are constraints on a site, the site/broad location assessment will consider whether there is a need for new infrastructure and environmental improvement or interventions to address the issue of multiple landowners.

Determining a development Trajectory

6.53 Once the initial stages of the assessment had been undertaken and an assessment of deliverability and developability made, the housing potential of all sites will be used to produce an indicative housing trajectory, setting out how much housing could potentially be provided in the District and at what point in the future it is likely to be delivered. This will be set out within the Authority Monitoring Report which will also consider the Districts performance on housing delivery against the Housing Delivery Test (HDT) introduced by the NPPF 2018.

6.54 The ALP 2017/18 published in June 2019 established a 4.7-year housing land supply (5-year HLS) although, in accordance with paragraph 74 of the National Planning Policy Framework 2019 the adopted Local Plan 5.3 year housing land supply was defendable until the 31 of October 2019. However, there is now mounting evidence that housing delivery is not performing as effectively as established at Local Plan examination in September 2017. The Authority Monitoring Report 2018/19 (covering the period 2018/19) published by Arun District Council in December 2019 sets out the latest position on the 5-year HLS which is 3.7 years.

6.55 The Government published ADC’s November 2018 Housing Delivery Test (HDT) result in February 2019. This result was 91% and indicated that ADC needed to

publish an Action Plan in order to identify barriers to housing delivery and measures to overcome them (i.e. the Action Plan). This is also a reflection of the recent slowdown in the progress of delivering housing supply as signalled by the lack of a 5-year HLS. The Council has therefore published an Action Plan which sets out an analysis of ADC's recent housing delivery performance and identifies issues and barriers and potential solutions to overcome these barriers.

6.56 As has already been stated, it is emphasised that the inclusion of a site within the assessment does not imply that that site will definitely be granted planning permission. The HELAA is a technical document used to identify a portfolio of housing sites which may be picked for future planning purposes. However the final decision as to whether a site should be granted permission would be decided through the planning application process.

Stage 3: Windfall Assessment

6.57 The guidance identifies that a windfall allowance (Sites not specifically identified in the development plan) may be justified in the 5 year supply if a Local Planning Authority has compelling evidence as set out in paragraph 70 of the NPPF 2019.

6.58 A windfall allowance will therefore continue to be included within future Housing Land Supply (HLS) trajectories but this will now be reported within the Authorities Monitoring Report (AMR) rather than in the HELAA itself. It should be noted that Arun District together with other Districts within West Sussex together with the County Council, apply a windfall definition with a size threshold of 6 or fewer dwelling units for monitoring purposes. Some allowances will need to be made in the monitoring framework for delivery of some sites which fall within the windfall size threshold via the Non-Strategic Sites Development Plan Document and Neighbourhood Plans being prepared because such sites may be more sustainable and appropriate as deliverable allocations in Parish communities. NPPF 2019 para 68 a) also emphasises the need to deliver smaller sites as a proportion of housing needs (i.e. at least 10% of the housing requirement to be accommodated on smaller

sites no larger than one hectare - unless there is clear evidence that 10% is not achievable).

Stage 4: Assessment Review

6.59 Following the full site assessment, the development potential of all sites will be collated to produce an updated indicative housing trajectory to accompany the Authorities Monitoring Report. This will set out how much housing and the amount of economic development that can be provided, and at what point in the future.

6.60 A risk assessment will be included which sets out whether sites will come forward as anticipated. If it is identified that there are not sufficient sites to meet the adopted housing target and stepped trajectory or to improve the HDT result/performance, the HELAA assessments will need to be reviewed again to identify whether there are any potential development assumptions that can be amended. Contingency arrangements will need to be identified where it is not possible to identify sufficient suitable, achievable and available sites to meet the above housing requirement. The published Action Plan response to the HDT considers some of these potential interventions and contingencies.

Stage 5: Final Assessment

6.61 The core outputs from the HELAA shall be:

- List of all sites or broad locations considered, cross-referenced with a National Land and Property Gazetteer number to locations on maps;
- An assessment of each site or broad location, in terms of its suitability for development, availability and achievability including whether the site/broad location is viable) to determine whether a site is realistically expected to be developed and when;
- Contain more detail for sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidenced

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and justified reasons; the potential type and quantity of development that could be delivered on each site/broad location, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when; and

- provision of an evidence base for calculating an indicative trajectory of anticipated development over the ALP 2018 plan period to 2031 and consideration of associated risks to be set out in a subsequent Authorities Monitoring Report.

7. Site Assessment

7.1 This chapter sets out the results of the HELAA in summary format. Detailed site assessments are contained within individual pro-forma contained within the appendices to this report, or via the interactive map found on the Arun District Council website (www.arun.gov.uk).

Deliverable, Developable and Not-developable sites

7.2 The determination of a site's suitability, availability and achievability combined with timeframe for development directly informs the overall site assessment as either:

- Deliverable,
- Developable, or
- Not-currently developable.

7.3 Annex 2: Glossary, of the NPPF 2019 explains that for a site to be considered deliverable, it "*should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that development will be delivered on site within five years. Sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years".*

7.4 It continues by explaining that for a site to be considered developable, it "*should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged."*

7.5 In order to ensure that the HELAA abides by the above guidance, sites classified as suitable, available and achievable sites are assessed as either being deliverable or developable. This is explained in the sub-headings within this section.

New HELAA sites

7.6 New sites can be submitted to the HELAA at any point through the site submission form which is available on the HELAA webpage. The administrative cut-off date for this year's HELAA, however was the middle of August. The majority of new sites have been received as formal site submissions through the call for sites exercise. There were also a number of sites sourced from sites coming through the planning process.

7.7 With all new sites, relevant supplementary information provided by individuals, promotors and organisations on specific sites or wider known constraints which would impact upon the assessment of sites, were fed into the update.

7.8 16 new sites were assessed or included as part of the 2019 update, of which 5 were concluded to be deliverable (suitable, available and achievable), 6 sites were developable and the remaining 4 sites were found to be not deliverable or developable due to suitability, availability or achievability reasons and 1 potential employment site.

Amendments to existing assessed housing sites

7.9 The HELAA is a 'living' document which allows for the conclusions on existing sites to be reconsidered in light of new or updated information submitted to, or acquired by, the Council from site promoters or relevant stakeholders. This information may be a factual update on the recent progress of a site with extant planning permission or reflect additional work undertaken by promoters of a site to resolve previously identified constraints.

7.10 The dwelling capacities/ site changes on sites with extant planning permission have been amended to reflect any starts or completions in the last year.

Deliverable Sites

7.11 For the purposes of this report, we have classified sites that have been assessed to be suitable, available and achievable to be deliverable. Deliverable sites have three sub-categories: Deliverable (general), Deliverable (Neighbourhood Plan) and Deliverable (Strategic).

7.12 In summary, 59 sites were considered to be deliverable (general), providing a potential capacity of 5,467 dwellings. All sites considered to be deliverable are contained within Appendix 1, in the form of a proforma.

Developable Sites

7.13 For the purposes of this report, we have classified sites as being developable if they are either suitable, available and achievable sites, but specific information suggests that development could not come forward within 5 years;

7.14 In summary, 52 sites were considered to be developable (general), bringing a potential capacity to deliver 4,855 dwellings. All sites considered to be developable are contained within Appendix 2, in the form of a proforma.

Not- currently Developable

7.15 A site is not- currently developable where the prospect of development is unlikely as it does not meet all three criteria of being suitable, available and achievable. As such, there are multiple reasons as to why a site would be considered non-developable.

7.16 All 172 sites considered to be not developable are contained within Appendix 3, in the form of a proforma.

Employment Sites

7.17 At the time the HELAA 2019 was published it has not been possible to review Employment sites against the WSCC CILLA data 2019. An update will be prepared for the next appropriate committee meeting date.

7.18 None of the Existing Employment Sites have a proforma as they remain in the HELAA for information purposes only.

7.19 A site is considered a Potential Employment Site in the HELAA where the proposed use is for Business and Industrial (Use Classes B1, B2 & B8) and will yield at least 500sqm of new floorspace.

Employment Sites are classified in the HELAA as follows:

7.20 **Potential Employment Site**: to be considered 'a potential employment site it should be available now, offer a suitable location for development, and be achievable with a realistic prospect that a business use will be delivered on the site within five years. Sites that have planning permission for an employment use are considered potential employment sites until permission expires or the site is built out with an employment use. Sites that have been identified as a potential employment site but do not currently have permission are included if they have been recently promoted. Potential Employment sites are coloured YELLOW on the HELAA map. Sites with a commitment do not have a coloured polygon.

7.21 **Existing Employment Sites**: These are sites that were included from the original Economic Land Availability Assessment (ELAA) in 2010, for information purposes only they remain in the HELAA. Once a potential employment site is built out it becomes an Existing Employment Site. Existing Employment sites are coloured BROWN on the HELAA map.

7.22 There was 1 new Potential Employment sites submitted under the call for sites consultation in 2019 and 4 new commitment sites from the CILLA data provided by West Sussex County Council. For further details on Floor space available and completed see Chapter 6 of the Authority Monitoring Report.

Final HELAA figures

LPA Area Assessment

7.23 The table below (table 2) summarises the above information by both the number of sites assessed and potential dwelling yield for the LPA area. The figures reflect any changes in capacity made in the assessment of the site.

Deliverable sites**		**Developable sites****		**Not developable**		**Total general sites (Deliverable, Developable and Not developable)**	
No. of sites	Dwelling Yield	No. of sites	No. of sites	Dwelling Yield	Dwelling Yield	No. of sites	Dwelling Yield
59	5,467	52	4,855	172	*N/A	283	10,322

Table 2: Final HELAA figures.

*Please note that sites classed as not-developable are not allocated a capacity

** Please also note that these total figures are not including strategic allocations within the ALP 2018 and sites within Made Neighbourhood Plans.

Strategic sites are additional to these figures.

Permitted/Commitment sites

7.24 For this update an additional summary table has been produced which extracts those sites with extant planning permission/commitments (for Residential, Employment and C2 use) (see Appendix 5). Whilst permitted sites are a key source of sites for the purposes of the HELAA, they should not be counted towards the final HELAA totals. A total of 119 sites have been identified as commitment sites.

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8. Windfall Assessment

Background

8.1 The NPPF 2019 identifies windfall sites as 'sites not specifically identified in the development plan.'

8.2 Paragraph 70 of the NPPF 2019 states that '*where an allowance is to be made for windfall sites as part of the anticipated supply there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends*.'

8.3 Historically, a significant contribution to the housing supply has come from residential garden land; however the Government has said that '*Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.'* (NPPF 2019 para 70). On this basis the supply from such developments is likely to diminish although in some cases such developments may be appropriate if there is no harm to the local area.

Approach

8.4 The housing supply for the Arun Local Plan period includes a windfall allowance, reflecting the contribution to be made by 'windfall' sites to the housing supply. This is based on monitoring data. The Council's view is therefore, that the delivery of unidentified small sites in the district has been, and will continue to be, an integral source of housing supply, and therefore the HELAA will assist in providing information in order for a calculation of potential future housing delivery through windfall sites to be made and set out in the Authorities Monitoring Report.

8.5 It should be noted that Arun District together with other Districts within West Sussex together with the County Council, apply a windfall definition with a size threshold of 6 or fewer dwelling units for monitoring purposes. Some allowances

will need to be made in the monitoring framework for delivery of some sites which fall within the windfall size threshold via the Non-Strategic Sites Development Plan Document and Neighbourhood Plans being prepared because such sites may be more sustainable and appropriate as deliverable allocations in Parish communities (the NPPF 2019 also emphasises the need to deliver smaller sites as a proportion of housing needs i.e. at least 10%).

9. Final Assessment/Conclusions

Summary

9.1 This section of the report summarises the main findings of the HELAA and indicates how the findings will be used as part of the preparation of Development Plan Documents such as the NSS DPD and Gypsy & Traveller DPD as well as NPs.

Planning Practice Guidance

9.2 The Planning Practice Guidance identifies a number of core outputs from the HELAA. These are highlighted with PPG reference points within the HELAA.

9.3 PPG: A list of all sites or broad locations considered should be prepared, cross-referenced with a National Land and Property Gazetteer (NLPG) number to locations on maps.

9.4 *HELAA Output*: All of the sites contained within the Council's HELAA have been identified and provided with their PPG number. This has helped the authority to link the site to the planning applications database which enables a clearer picture of a sites individual planning history to be identified and understood. This is particularly helpful when undertaking future reviews of the HELAA. This is visible within the HELAA database of sites.

9.5 PPG: An assessment of each site or broad location, in terms of its suitability for development, availability and achievability including whether the site/broad location is viable) to determine whether a site is realistically expected to be developed and when.

9.6 *HELAA Output*: This information is contained within the Council's HELAA database. This has been based on information available to the Council including individual submissions received from site owners or promoters. The results of which have also been incorporated into individual site pro-forma. The site pro-forma's are contained

within the appendices to this report along with an interactive map which is contained on the Arun District Council website (www.arun.gov.uk).

9.7 PPG: Contain more detail for sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidenced and justified reasons; the potential type and quantity of development that could be delivered on each site/broad location, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when.

9.8 *HELAA Output*: This information is contained with the Council's HELAA database. The results of which have also been incorporated into individual site pro-formas. The site pro-formas are contained within the appendices to this report along with an interactive map which is contained on the Arun District Council website (www.arun.gov.uk).

Overall Supply of Deliverable and Developable Sites

9.9 59 sites were considered to be deliverable, with capacity for 5,467 dwellings on those sites. A total of 52 sites were found to be developable, capable of bring forward 4,855 dwellings.

Housing Trajectory

9.10 Using the information collected on sites assessed as being deliverable and developable, we will be able to produce a housing trajectory for the period 2011-2031. This trajectory is included within the Housing Land Supply alongside the AMR, and published separately.

How the Findings will be used

9.11 The findings of the HELAA will be used alongside other evidence base documents, to inform the production of any Development Plan Documents by helping to identify development options for consideration and assessment.

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9.12 It is important to remember that the classifying of a site as suitable in the HELAA does not grant a site planning permission and is not an allocation. Only a Development Plan Document or Neighbourhood Plan can allocate land for development. It should also be note that for site to proceed for allocation or planning permission SFRA and 100 year climate change contour will need to be considered with regard to sequential and exceptions test which may affect housing yields.

Future Updates

9.13 The HELAA is a process that is to be repeated on an annual basis. As such, this HELAA report will be revised to take into account additional information submitted to the Council. It will reassess sites based on this additional information and will assess any further sites submitted at the same time.

9.14 The estimated windfall delivery rate will be recalculated to take into account recent completions and a reassessment of market conditions and published within the AMR.

APPENDICES

The appendices contain detailed site assessments in the form of individual proforma according to the status of the site. Please note that the appendices are ordered by parish. The appendices are ordered as follows:

Appendix 1	**Deliverable Sites**
Appendix 1.1	Deliverable Sites - Summary Tables
Appendix 1.2	Deliverable Sites (excluding Neighbourhood Plan Sites) - Detailed Proforma
Appendix 1.3	Deliverable Sites (Neighbourhood Plan Sites) - Detailed Proforma
Appendix 1.4	Deliverable Strategic Allocation Sites – Detailed Proforma
Appendix 2	**Developable Sites**
Appendix 2.1	Developable Sites - Summary Tables
Appendix 2.2	Developable Sites (excluding Neighbourhood Plan Sites) - Detailed Proforma
Appendix 2.3	Developable Sites (Neighbourhood Plan Sites) - Detailed Proforma
Appendix 3	**Not-Developable Sites**
Appendix 3.1	Not-Developable Sites - Summary Tables
Appendix 3.2	Not-Developable Sites - Detailed Proforma
Appendix 4	**Employment Sites**
Appendix 4.1	Employment Sites - Existing Employment Sites
Appendix 4.2	Employment Sites - Potential Employment Sites
Appendix 4.3	Employment Sites - Potential Employment Sites - Detailed Proforma
Appendix 5	**Commitments**
Appendix 5.1	Commitments – Summary Table
Appendix 6	**Potential C2 Use**
Appendix 6.1	Potential C2 Use HELAA Sites – Summary Table

Proforma

The Proforma contains the following information:

- HELAA Site Reference
- National Land and Property Gazetteer number
- Site address
- Site area
- An assessment of each site in terms of its suitability for development, availability and achievability
- A decision as to whether the site has been assessed as deliverable, developable or not developable

Sites considered to be either deliverable or developable also contain the following information:

- The potential type and quantity of development that could be delivered
- A reasonable estimate of build out rates;
- An indication of the timescale for delivery

Interactive HELAA Map

Alternatively, the proforma can be obtained via the interactive map found on the Arun District Council website (www.arun.gov.uk). The map provides an easy to use system for identifying a specific site within the assessment area. This is particularly helpful if you wish to identify a specific site or sites within a parish or settlement.

APPENDIX 1 – DELIVERABLE SITES

APPENDIX 1.1 – DELIVERABLE SITES

SUMMARY TABLES

DELIVERABLE SITES (EXCLUDING NEIGHBOURHOOD PLAN, LOCAL PLAN ALLOCATIONS & COMMITMENTS)

HELAA Ref	Address	Parish	Viability Yield
WE12	Land to South of Byfields, Nyton Road	Aldingbourne	11
18AL3	Land west of Hook Lane Aldingbourne	Aldingbourne	12
113A	Land West of Westergate Street (Woodgate Nursery)	Aldingbourne	774
113B	Land West of Westergate Street (and Meadow Way)	Aldingbourne	73
19AL2	Land to the rear of Stockhearn Nursery	Aldingbourne	64
WE8	Land north of Lees Yard, Lidsey Road	Aldingbourne	37
19AL4	Fontwell Farm Fontwell Avenue	Aldingbourne	154
40	Land at Seven Acres and New Place Nursery	Angmering	95
38	Wilmington, Arundel Road	Angmering	40
111A	Phase 1 Land between East Drive and A259 Angmering and Rustington	Angmering	115
111	Phase 2 Land between East Drive and A259 Angmering and Rustington	Angmering	269
19A1	Land at Rustington Golf Centre Golfers Lane	Angmering	106
17A1	Land East of Old Worthing Road and South of Littlehampton Road	Angmering	70
66	Land South of Stewards Rise	Arundel	186
18EG1	Land North of Spode Cottage Eastergate Lane	Barnham & Eastergate	27
103	Land to the North of Lake Lane, West Hightrees	Barnham & Eastergate	70
116A	Pollards Nursery, Lake Lane (Also known as Eric Wall Nursery)	Barnham & Eastergate	6
BA12A	Land west of Church Lane (Rear of Cottage Piggeries)	Barnham & Eastergate	241

NEWEG2	1 Northfields Cottages, Fontwell Avenue	Barnham & Eastergate	49
44	Fir Croft, Church Lane	Barnham & Eastergate	12
19BA3	Clare Court 67 Barnham Road	Barnham & Eastergate	6
19BA1	Land south of Lake Lane, Barnham	Barnham & Eastergate	46
NEWBR1	Land adjoining Gordon Avenue West	Bognor Regis	11
BR23911	The Beach The Esplanade	Bognor Regis	33
FO1A	Land to the North of Horsemere Green Lane	Climping	21
110	Land east of Green Park Ferring	Ferring	56
18F2	Land to the south of Ford Lane and east of King George V rec Yapton	Ford	294
18K1	Land East of Kingston Lane (south) East Preston	Kingston	24
18K2	Land east of Kingston House Kingston Lane	Kingston	39
17K1	Land East of Kingston Lane East Preston	Kingston	48
18LU9	Land at Meadview Nursery Lyminster	Littlehampton	12
136	Torri, Old Mead, Sandfield Nurseries, Old Mead Rd	Littlehampton	120
72	Downsview, Lyminster Road	Littlehampton	21
LU12B	Land North of Littlehampton Acadamy West of Oakcroft Gardens	Littlehampton	80
LU33A	Meadowfield House	Littlehampton	14
18LY2	Land to the north of Church Lane Lyminster	Lyminster	26
FP17	Land to south of A259	Middleton	189
114	Land to the south of Ancton Lane	Middleton	78
18P3	Park Farm Lower Bognor Road	Pagham	267
18P1	Land at Sefter Road Bognor Regis	Pagham	9
18P2	Land west of Pagham Road Pagham	Pagham	100
69	Land West of 239-249 Pagham Road North of Summer Lane	Pagham	18
R7	Rustington House, Cowdray Drive	Rustington	25

78	Clock House and Surrounding Area	Rustington	13
R13	Sussex Works, Rear of Windmill Parade Worthing Rd	Rustington	6
146A	Choller Estate, Land to north and west of Barnham Lane	Walberton	124
NEWWA12	Land at Freeman Close, Eastergate Lane	Walberton	72
17WA1	Land north of North Pound and West of Tye Lane	Walberton	146
FON3	Land to West of A27	Walberton	55
18WA4	Land south of Walberton	Walberton	222
21	Land east of Hoe Lane (rear of Rose Cottage) Known as Maggies Meadow	Yapton	53
NEWY22	Bonhams, Hoe Lane, Flansham	Yapton	39
18Y2	Lambs Field Bilsham Road	Yapton	207
17Y3	Land at Junction of Ford Lane and North End Road	Yapton	9
NEWWA13	Wandleys Farm, East of Wandleys Lane	Yapton	123
18Y3	Land to the south of Ford Lane Yapton	Yapton	301
18Y1	Land South of Orchard Business Park North End Road	Yapton	8
NEWY23	Clays Farm, North End Road	Yapton	42
46	Land East of Billsham Road, Adjacent to Little Meadow	Yapton	99
		TOTAL	**5,467**

DELIVERABLE NEIGHBOURHOOD PLAN ALLOCATIONS (not including 2019 RLA Commitments)

HELAA Ref	Address	Parish	Viability Yield
101	Shrublands Nursery Mayflower Way/Roundstone Lane	Angmering	71
A1513	Chandlers BMW Site, Water Lane	Angmering	20
RU7	Blastreet, Fitzalan Road	Arundel	15

BE113	Land adjacent to Tesco Express (Former site of The Rising Sun) 351 Chichester Road	Bersted	5
NEWFG2	Land Rear of Henty Arms, Ferring Lane	Ferring	14
LU33	Patterson Wilson Road	Littlehampton	10
LU12	North of the Littlehampton Academy South of Cornfield Close	Littlehampton	138
HP3	S & G Motors, Arundel Road	Walberton	27
133	Land to Rear of Woodcroft, West Walberton Lane	Walberton	8
		TOTAL	**308**

DELIVERABLE STRATEGIC ALLOCATION HELAA SITES (NOT COMMITMENTS)

HELAA Ref	SA Ref	Address	Parish	Viability Yield
WE4	SD5	Land East of Westergate Street (Part of SD5)	Aldingbourne	350
WE6A	SD5	Ryefield Farmhouse, Oaktree Lane (Part of SD5)	Aldingbourne	10
18AL4	SD5	Land at Bridge Cottage and The Old Cottage Lidsey Road	Aldingbourne	27
WE6	SD5	Ryefield Farm & Woodgate Centre, Oaktree Lane (Part of SD5)	Aldingbourne	160
NEWA13	SD11	Worthing Rugby Club, Roundstone Lane Angmering (SD11)	Angmering	245
109	SD9	Land between Arundel Road and Dappers Lane (Part SD9)	Angmering	85
BA11B	SD5	Fordingbridge Industrial Site & North of Barnham Road 15 Barnham Road (Part of SD5)	Barnham & Eastergate	600
18EG2	SD5	Bexstone House Barnham Road, Eastergate (Part SD5)	Barnham & Eastergate	17
156	SD5	Boweries Barnham Road (Part of SD5)	Barnham & Eastergate	30

18EG4	SD5	Kinnersley Barnham Road, Eastergate (Part of SD5)	Barnham & Eastergate	7
NEWEG1	SD5	SD5/BEW site (Barnham Eastergate Westergate)	Barnham & Eastergate	1450
18EG3	SD5	Little Warwick Barnham Road, Eastergate (Part SD5)	Barnham & Eastergate	7
18BE1	SD3	Land at Chalcraft Cottage Bersted (Part of SD3)	Bersted	22
125	SD3	SD3 - Land off New Barn Lane/Morells Farm/ Chalcraft Nurseries (Bognor Regis ECO Quarter)	Bersted	2500
71	SD8	Land at Former Ford Airfield Ford (SD8)	Ford	1500
			TOTAL	**7,010**

APPENDIX 1.2 – DELIVERABLE SITES (EXCLUDING NEIGHBOURHOOD PLAN, LOCAL PLAN ALLOCATIONS & COMMITMENTS)

DETAILED PROFORMA

Due to the size of this document, please see the weblink
https://www.arun.gov.uk/helaa-brownfield-land-self-build-registers

APPENDIX 1.3 – DELIVERABLE NEIGHBOURHOOD PLAN ALLOCATIONS (not including 2019 RLA Commitments)

DETAILED PROFORMA

Due to the size of this document, please see the weblink
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APPENDIX 1.4 – DELIVERABLE STRATEGIC ALLOCATION HELAA SITES DETAILED PROFORMA

Due to the size of this document, please see the weblink
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APPENDIX 2 – DEVELOPABLE SITES

APPENDIX 2.1 – DEVELOPABLE SITES

SUMMARY TABLES

DEVELOPABLE SITES (NOT INCLUDING NEIGHBOURHOOD PLAN AND STRATEGIC ALLOCATIONS)

HELAA Ref	Address	Parish	Viability Yield
19AL1	Bayard Level Mare Lane	Aldingbourne	57
NEWAL1	Garage Court & Allotment Gardens off Ivy Lane	Aldingbourne	12
WE10	Westergate Lodge, Westergate Street	Aldingbourne	48
18AL1	Land east of Hook Lane Aldingbourne	Aldingbourne	78
19AL3	Evergreens Level Mare Lane	Aldingbourne	48
WE9	Land at Nyton Road, Northfields Lane and Fontwell Avenue	Aldingbourne	12
19AL5	Land East of Shripney Road	Aldingbourne	175
EA12	Land surrounding Long House, Nyton Road,	Aldingbourne	16
82A	St Denys Nurseries (south), Dappers Lane	Angmering	18
18A1	Land west of Bewley Road Angmering	Angmering	218
58	Electronic Sub Station (land North East of)	Arundel	16
RU6	Fitzalan Road West, Arundel	Arundel	8
61	Tower House Allotments, Maltravers Street	Arundel	6
EG4412	Land to the rear of 43, 45 & 47 Barnham Road barnham	Barnham & Eastergate	11
BA10	Penfold Metallising Co Ltd Barnham Road	Barnham & Eastergate	14
45	Land at (Cottage Piggeries and) Tars Farm House	Barnham & Eastergate	14
140	Land to the rear of Malvern Croft/Lavender Lodge	Barnham & Eastergate	6
19BA1A	Land south of Lake Lane, Barnham	Barnham & Eastergate	29
116	Pollards Nursery, Lake Lane (Also known as Eric Wall Nursery)	Barnham & Eastergate	90
17BE1	Land North West of Oldlands Farm East of Shripney Road/North of A259	Bersted	98

NEWBE8	Land at Manor Farm Shripney Lane	Bersted	52
19BE1	Land at Wayside & Regal House Shripney Road	Bersted	14
75	Land at Shripney Road, Shripney	Bersted	48
BR5	Hothampton Car Park The Queensway	Bognor Regis	80
BR1913	Ockley House 6 Ockley Road	Bognor Regis	8
BR12	Car Park at London Road	Bognor Regis	20
BR10	Covers Richmond Road	Bognor Regis	33
CLY2	Mistletoe Farm, Scyld, Wren Cottage	Climping	20
NEWFP1	Bognor Golf Course	Felpham	1045
FG17	Grange House and Mullbery, Church Lane	Ferring	10
18FG1	144 - 148 Littlehampton Road Ferring	Ferring	18
NEWLU41	Littlehampton Fire Station, Maltravers Road	Littlehampton	8
NEWLU38C	Works units at Gloucester Road and Howard Road	Littlehampton	15
PS12	St Martins Car Park & Former Waitrose	Littlehampton	115
14	Land South of Old Mead Road, Old Mead Road	Littlehampton	74
17LU1	Norway Lane Nursery	Littlehampton	17
17M1	The Cabin Elmer Road	Middleton	5
M7A	Land North of Ancton Lane, Elms Farm	Middleton	550
M4	Car park (The Cabin), Elmer Road	Middleton	6
M7B	Land North of Ancton Lane, Guernsey Farm	Middleton	580
FP20	86 Middleton Road	Middleton	6
P5408	St Ninians Church	Pagham	9
P20	Land North of Pinehurst Park	Pagham	97
WA2	Land at Dower House, Parsons Walk	Walberton	10
19WA1	Land to the north of Elm Grove, Barnham	Walberton	120
WA9	Land to the rear of Woodlands, Cresta Greenacres & Pipers Croft Copse Lane	Walberton	24
WA6	Choller Estate, Land South of Eastergate Lane	Walberton	105
NEWY20	Land at Longacre, Yapton Road	Yapton	243
74A	Street Buildings, Land rear of Nash's Cottage Maypole Lane	Yapton	16

18Y4	Land to the north of Ford Lane Yapton	Yapton	364
NEWY16	Land at North End Road, Yapton	Yapton	133
NEWY17	Land at Main Road,Yapton	Yapton	36
		TOTAL	**4855**

DEVELOPABLE NEIGHBOURHOOD PLAN SITES

HELAA Ref	**Address**	**Parish**	**Viability Yield**
AB10	Greenhurst, Fitzalan Road	Arundel	9
115	Electronic Sub Station, Ford Road	Arundel	37
138	Land to the East of Collins Close,	Barnham & Eastergate	25
NEWBE10	Bartons County Infants School Romney Broadwalk	Bersted	20
NEWFG4	Land at Ferringham Lane	Ferring	26
NEWFG3	Ferring Village Hall, Ferring Street	Ferring	10
NEWLU40	Former Hospital Site, Fitzalan Road/Church Street	Littlehampton	15
NEWWA14	Land at the Rear of Woodacre, Arundel Road Fontwell	Walberton	6
		TOTAL	**148**

DEVELOPABLE STRATEGIC ALLOCATION SITES

HELAA Ref	**Address**	**Parish**	**Viability Yield**
NEWEG1B	Land to East of Lidsey Road (Part of SD5)	Aldingbourne	425
NEWEG1A	Land South of BEW (Part of SD5)	Barnham & Eastergate	600
NEWLU38	Site at West Bank Littlehampton (LEGA/SD4)	Littlehampton	1000

27	Land to the west of Osborne Refrigeration (Part of SD2)	Pagham	55
		TOTAL	**2080**

APPENDIX 2.2 – DEVELOPABLE SITES (NOT INCLUDING NEIGHBOURHOOD PLAN AND STRATEGIC ALLOCATIONS)

DETAILED PROFORMA

Due to the size of this document, please see the weblink
https://www.arun.gov.uk/helaa-brownfield-land-self-build-registers

APPENDIX 2.3 – DEVELOPABLE NEIGHBOURHOOD PLAN SITES DETAILED PROFORMA

Due to the size of this document, please see the weblink
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APPENDIX 2.4 – DEVELOPABLE STRATEGIC ALLOCATIONS DETAILED PROFORMA

Due to the size of this document, please see the weblink
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APPENDIX 3 – NOT-CURRENTLY DEVELOPABLE SITES

APPENDIX 3.1 SITES NOT CONSIDERED TO BE CURRENTLY DEVELOPABLE FOR NEW RESIDENTIAL USES

SUMMARY TABLE

HELAA Ref	Address	Parish
118	Land to the North of Level Mare Lane	Aldingbourne
113	Land to the West of Westergate, Westergate Street	Aldingbourne
P19	Copthorn Caravan Park, Rose Green Road	Aldwick
P8	7 - 8 Arun Way	Aldwick
P9	Land at Valentines Garden	Aldwick
AW6	Moonrakers, Dark Lane, Aldwick	Aldwick
AW5	Open space to east of Grove Lodge	Aldwick
P11A	105 Willowhale Cottage, Nyetimber Lane	Aldwick
P10	Land to the front of 24-68, Elbridge Crescent	Aldwick
AW1A	Car Park at Queens Fields East, West Meads	Aldwick
AW2	Woodstock Aldwick Street and 66 Fish Lane	Aldwick
AW3	78 The Drive	Aldwick
AW4B	Land to east of High Trees	Aldwick
P11B	Garage Compound adj to 50, 52 & 54 Elbridge Crescent	Aldwick
AW4A	Land to west of High Trees	Aldwick
82H	Greenways, Dappers Lane	Angmering
82G	Culberry, Dappers Lane	Angmering
82E	Wollen House and The Acre Dappers Lane	Angmering
101B	Farrowfield and land to rear Roundstone Lane	Angmering
101A	Bonadventure & Land rear of Roundstone Automotive Park	Angmering
EP13	Land at Angmering Station, Station Road	Angmering
EP1	Land south of Roundstone Inn, Roundstone Lane	Angmering
A6	The Tree House, Honey Lane	Angmering
20	Honey Lane Allotments	Angmering
154	Land north and south of A259, East of Angmering	Angmering
A8	Pigeon House, High Street	Angmering
82B	St Denys North Dappers Lane	Angmering
65	Garage Site, Ford Road	Arundel
64	Allotment Site, Fitzalan Road	Arundel
59	Horse Field, Torton Hill Road	Arundel

57	Land off Fitzalan Road	Arundel
AB9	Telephone Exchange, Fitzalan Road	Arundel
56	Mill House Farm Arundel	Arundel
AB11	Electronic Sub Sation (Land South of), Ford Road	Arundel
AB3	Land at Cemetery, London Road	Arundel
AB4	Land south west of St Philip Catholic Primary School	Arundel
AB12	Land South of A27, North of Canada Road	Arundel
1	Land South of Barnham Village Hall	Barnham & Eastergate
4	North of Folly Foot Farm, Fontwell Avenue	Barnham & Eastergate
79	Land at former Croftway Nursery, Yapton Road	Barnham & Eastergate
BA11A	Open space at Farnhurst Road	Barnham & Eastergate
BA2	Land and Nurseries to the south of Yapton Road (between Church Lane and Hill Lane)	Barnham & Eastergate
BA5	Garage Compound, Foxes Croft	Barnham & Eastergate
BA8	97-107 Barnham Road	Barnham & Eastergate
BN1215PL	Field north of Yapton Road	Barnham & Eastergate
EA5	Manor Farm, Church Lane, Eastergate	Barnham & Eastergate
EA6	Eastergate House and The Old Stables, Church Lane	Barnham & Eastergate
NEWBN21	Land North of Hill Lane, Barnham	Barnham & Eastergate
NEWEG3	Poachers, Eastergate Lane	Barnham & Eastergate
17BN1	Land west of Croftway Nursery Yapton Road	Barnham & Eastergate
19BA2	Maple Trees Nursery Yapton Road	Barnham & Eastergate
BA12B	Elm Dale, Elm Grove South	Barnham & Eastergate
139	Land East of Barnham Lane (Nannys Copse), Barnham	Barnham & Eastergate
106	Rookery Farm, 117 North Bersted Street	Bersted
119	Rookery Farm, North Bersted Street	Bersted
BE4	Land north of Rowan Way	Bersted
NEWBE9	93 North Bersted Street	Bersted
AW9	Bognor Regis Yacht Club, Victoria Road	Bognor Regis

BR13	14,16 and 18 Upper Bognor Road	Bognor Regis
BR14	Car Park rear of Roman Catholic Church	Bognor Regis
BR2a	Telephone Exchange, Gloucester Road	Bognor Regis
BR1A	Car Park at Butlins, Gloucester Road	Bognor Regis
BR21	41 - 45 Pevensey Road	Bognor Regis
BR25008	62 Victoria Drive	Bognor Regis
BR4	Car Park at Morrison's and Queensway, High Street	Bognor Regis
BR7	Car Park, Lyon Street	Bognor Regis
BR6	Car Park on Sudley Road	Bognor Regis
37	Claremont House West Street	Bognor Regis
BE1	Empty plot of land, Westloats Lane	Bognor Regis
AW8	4 - 6 Crescent Walk	Bognor Regis
AW11	105 Marshall Avenue	Bognor Regis
AW10A	Land to East of Royal Norfolk Hotel, West Street	Bognor Regis
122	Bognor Regis Sports Ground, Hawthorn Road	Bognor Regis
BR16	53 Linden Road	Bognor Regis
22	Village Hall Field, East of Church Lane and west of Littlehampton	Climping
23	Land East of Climping Street, Rose Cottages	Climping
24	Land North of Kents Farm, Crookthorne Lane	Climping
25	Land at Atherington Farm, The Street	Climping
26	Land at Kents Yard, Crookthorne Lane	Climping
22B	Land east of Climping Village Hall, Climping	Climping
NEWCM2	Land West of Bairds Business Park and South of A259	Climping
19CM1	Land north of Climping Village, Climping	Climping
3	Jaybelle Park, Land Rear of the Oystercatcher	Climping
22C	Land east of Ford Prison, Climping	Climping
22D	Land west of caravan park, Climping	Climping
NEWCM1	Bairds Farm Shop, A259 Main Road, Climping	Climping
EP3	22 and 24 Vermont Drive	East Preston
EP9	52 Angmering Lane, East Preston	East Preston
EP7	45, 49, 51, 53 The Ridings and land to the rear	East Preston
EP6	The Open Dinghy Pen, Sea Road	East Preston
FP7	Land to rear of 24-26 Limmer Lane	Felpham
19FP1	Land Off Brooks Lane Felpham	Felpham

FP3A	Car Park at Links Avenue	Felpham
36	The Felpham Club 43 Felpham Way	Felpham
147	Land at Chaucer Way	Felpham
108	Church Field, South of Felpham Way	Felpham
FP6	Car Park at The Fox Inn, Waterloo Road	Felpham
FP4	Felpham Village Hall and Scout Hut, Vicarage Lane	Felpham
FP3B	VRV Automobiles, Corner of Kingsmead and Felpham Road	Felpham
FP18708	4 Admiralty Gardens	Felpham
FP13	54 Outerwyke Road	Felpham
81	Hangleton Nursery, Hangleton Lane	Ferring
FG13	Various, South Drive	Ferring
FG10	50, 52, 54 Sea Lane	Ferring
FG11	38 Beehive Lane	Ferring
FG18	Land to the west of St Osmund Road	Ferring
FG12	Somerset Road	Ferring
NEWFG1	The Chalet, Hillview Nursery, Littlehampton Road	Ferring
152	Land to east of Sea Lane	Ferring
17FG1	Highdown Vineyard Littlehampton Road	Ferring
FG1	49 Ferring Lane	Ferring
FG9	42 Sea Lane	Ferring
FG8	36 Sea Lane, East Ferring House	Ferring
FG6	Land to the rear of 17-23 Sea Lane (Odd numbers)	Ferring
FG3	20 Ferring Lane	Ferring
FG21	Coopers of Worthing, A259	Ferring
FG20	138-142 Littlehampton Road	Ferring
FG2	37 Ferring Lane	Ferring
FG16	8 and 10 Grange Park	Ferring
FG14	Land to rear of 44 Ferringham Lane	Ferring
73	New House Farm Small Paddock, Ford Lane	Ford
K2	Land West of Downsview Road to rear of Driftstone Manor and Tig-na-mara	Kingston
153	Land between Ferring and East Preston	Kingston
K3	Kingston Gorse House, Brookside Road	Kingston
LU16	Garage Compound, Griffin Crescent	Littlehampton
LU2	Travis Perkins, Pier Road	Littlehampton
LU25	Land West of Holly Drive, Toddington	Littlehampton
LU26	Works East of Wick Street, West of Beaconsfield Road	Littlehampton
LU31	4 and 5 Granville Road	Littlehampton
LU5	Telephone Exchange, Fitzalan Road,	Littlehampton

100	Harbour Park, Coastguards Road,	Littlehampton
LU28	Car Park Depot, Harwood Road	Littlehampton
5	Southdown nursery (former), Old Mead Road	Littlehampton
22A	Land at Westbank	Littlehampton
18LY3	Land east of Church Farmhouse Church Lane	Lyminster
60	Land Adjacent to Arundel Park Inn The Causeway	Lyminster
FP17a	Land to south of A259	Middleton
M1	Car Park, Elmer Road	Middleton
M2	Land at 15 East Avenue	Middleton
M5	Ancton Lodge, Ancton Lodge Lane	Middleton
NEWM8	Land North of Ancton Way (West of Bailiffscourt)	Middleton
M3	112 Ancton Way	Middleton
121	Pagham Sports Ground, Nyetimber Lane,	Pagham
P1	Land to the south of Harbour Road	Pagham
P12	Fairhaven, Nyetimber Lane	Pagham
P3	Land north of West Front Road	Pagham
P18	Land at Hook Lane and Sefter Road	Pagham
P2	Land to the north of Harbour Road	Pagham
P6	Land at The Green,	Pagham
P16	Land at Nyetimber Crescent	Pagham
R4	Car park behind Churchill Parade, The Street	Rustington
R6	Allotments, Cowdray Drive	Rustington
EP11	25, 27, 29, and 31 Pigeonhouse Lane	Rustington
R9	Zachary Merton Community Hospital Glenville Road	Rustington
R2	26 - 28 Hawley Road	Rustington
R8	2 and 12 The Street	Rustington
123	Pigeon House Farm & Land to the South Dairy Lane	Walberton
127	Land to North of Eastergate Lane	Walberton
150	Arun House, Wandleys Lane	Walberton
6	Land at Brookfield Farm, Eastergate Lane	Walberton
WA7	Land to the West of Yapton Lane, Rear of Nyefield	Walberton
WA4	Branlea, Cissbury and Lansdown House The Street	Walberton
WA8	Land to the rear of Longwall, The Street	Walberton
18WA3	Walberton House The Street	Walberton
18WA1	Cherry Tree Nursery Eastergate Lane	Walberton

NEWWA11	Land at Walberton Green (Land North of eastergate Lane)	Walberton
M7C	Land North of Ancton Lane, South of A259	Yapton
Y9	Land to north of Raynham, North End Road	Yapton
19Y1	Fresh Acres Yapton Lane	Yapton
NEWY18	Land at Church Farm Cottages, Church Road	Yapton
NEWY24	Sunnymead, North End Road	Yapton
17Y2	Westward Ho Hoe Lane	Yapton

APPENDIX 3.2 NOT-CURRENTLY DEVELOPABLE SITES DETAILED PROFORMA

Due to the size of this document, please see the weblink
https://www.arun.gov.uk/helaa-brownfield-land-self-build-registers

APPENDIX 4 – EMPLOYMENT SITES

Due to the size of this document, please see the weblink
https://www.arun.gov.uk/helaa-brownfield-land-self-build-registers

APPENDIX 4.1 - EMPLOYMENT SITES – EXISTING EMPLOYMENT SITES

HELAA Ref	Address	Parish
AL2812	New House Farm, Norton Lane	Aldingbourne
AL11012	Aldingbourne Country Centre, Blackmill Lane	Aldingbourne
A15815PL	Millfield House, Station Road	Angmering
RU8	The Vinery, Poling nr Arundel	Angmering
RU2	Corner of Fontwell Avenue and Barnham Road	Barnham & Eastergate
17EG1	Fordingbridge Industrial Site Eastergate	Barnham & Eastergate
BR4A	Shripney Trade Park Shripney Road	Bersted
18BE3	Babsham Business Centre Babsham Lane	Bersted
BR8A	Ash Grove Industrial Estate Bersted	Bersted
BR7A	Durban Road Industrial Estate Durban Road	Bognor Regis
BR5A	Arun Business Park, Bognor Regis	Bognor Regis
BR2	Southern Cross Industrial Estate, Bognor Regis	Bognor Regis
BR3	Clock Park, Bognor Regis	Bognor Regis
RU5	Hobbs New Barn, Climping	Climping
LH17	Station Road Industrial Estate, East Preston	East Preston
FD5	Ford Airfield Industrial Estate, Ford	Ford
FD3	Ford Lane Business Park, Ford	Ford
FD2	Ford Lane Industrial Estate, Ford	Ford
UE3	Ford Airfield, Ford	Ford
FD7	Rudford Industrial Estate, Ford	Ford
FD4	Gaugemaster Industrial Estate, Ford	Ford
17LU9	Littlehampton Marina & West Bank Adjacent to Rope Walk	Littlehampton
50	Railway Wharf, Wharf Road	Littlehampton
LU21	Minster Court, Littlehampton	Littlehampton
LU10515PL	Castleview Nursery, Old Mead Road	Littlehampton
LH8	Forsters Yard, Littlehampton	Littlehampton
LH7	Riverside Industrial Estate, Littlehampton	Littlehampton
LH6	Harwood Road, Littlehampton	Littlehampton
LH4	Fort Road, Littlehampton	Littlehampton
LH2	Martello Enterprise Centre, Littlehampton	Littlehampton
LH13	Hi Tek Power Ltd, Wick, Littlehampton	Littlehampton
LH14	Former Elster Instromet, Hawthorn Road, Wick	Littlehampton
LH3	Lineside Industrial Estate, Littlehampton	Littlehampton
17LU2	New Courtwick Lane East (open land) Littlehampton	Littlehampton
17LU8	Wick Site Littlehampton	Littlehampton
17LU7	Existing Eurotherm Ltd New Courtwick Lane	Littlehampton

LH16	Watersmead Business Park Toddington	Littlehampton
LH5	Wickham Business Centre Littlehampton	Littlehampton
15a	Land at Courtwick Lane Littlehampton	Littlehampton
RU1	Middleton Business Park, Middleton-on-Sea	Middleton
18P4	Sefter Farm Pagham Road	Pagham
LH12	Rustington Trading Estate, Rustington	Rustington
WA3811	Walberton Place Farm, Yapton Lane	Walberton
RU3	Hooe Farm, Walberton	Walberton
RU4	Sussex Business Village & Todhurst Yard, Lake Lane	Walberton
FD1	Orchard Business Park, Yapton	Yapton
17FP2	Flansham Business Centre Hoe Lane	Yapton

APPENDIX 4.2 - EMPLOYMENT SITES – POTENTIAL EMPLOYMENT SITES

HELAA Ref	Address	Parish	Commitment	Pending PP Ref	Strategic Site
BR1B	Oldlands Farm (Site North of Rolls Royce)	Aldingbourne	Y	AL/58/15/OUT	Yes
96AB	Land North of Water Lane Angmering (Part SD9)	Angmering	Y	A/40/18/OUT	Yes
82E_1	Old Barn Nursery Dappers Lane	Angmering	Y	A/144/17/PL	No
RU8a	The Vinery Arundel Road	Angmering	Y	A/154/17/PL	No
NEWA15	Land at Apple Tree Cottage, Rear of Kelston House & South of Quiet Waters, Roundstone Lane	Angmering	Y	A/162/15/PL	No
BE6113	Oldlands Farm, Bognor Regis	Bersted	Y	BE/61/13/	Yes
BE5510	Elbridge Farm, Chichester Road	Bersted	Y	BE/55/10/	No
NEWBE11	Land West of Shripney Road (Bognor Regis Caravan Park)	Bersted			Yes
PS1	Land West of Shripney Road (Saltbox)	Bognor Regis	Y	BE/102/17/OUT	Yes
BR2b	Land R/O Acopia Southern Cross Industrial Estate Oldlands Way	Bognor Regis	Y	BE/155/16/PL	No
BE6113a	Oldlands Farm (n/o) Bersted	Bognor Regis	Y	BE/4/17/RES	Yes
BR1	Oldlands Farm Site South of Rolls Royce	Bognor Regis			Yes
PS3	LEC Airfield, Bognor Regis	Bognor Regis			Yes
18BR4	Ambulance Station Chichester Road	Bognor Regis		BR/132/16/PL	No
FO1B	Land west of Ford Road	Climping			No
RU5a	Land West of Bairds Business Park Crookthorn Lane (A259)	Climping			No
17FP1	North Paddocks Land to West of Felpham Way	Felpham			No

PS11	Opp Unit 22 Land north of Horsemere Green Lane	Ford			No
LU18E	Land North of Toddington Lane Littlehampton	Littlehampton			Yes
LU13118PL	Castleview Nursery Old Mead Road	Littlehampton	Y	LU/131/18/PL	No
LU33117	Land at Lineside Industrial Estate Northwest of Unit 26	Littlehampton	Y	LU/331/17/PL	No
LH3a	Unit 1 Lineside Way Industrial Estate Littlehampton	Littlehampton	Y	LU/334/17/PL	No
15b	Land N/O Courtwick Lane Littlehampton	Littlehampton	Y	LU/355/10/	Yes
17LU5	West of Eurotherm Ltd New Courtwick Lane	Littlehampton			No
17LU3	Norway Farm adj Watersmead Business Park	Littlehampton			No
LU18D	Land North of Toddington Lane Littlehampton	Littlehampton			Yes
LU18F	Land North of Toddington Lane Littlehampton	Littlehampton			Yes
LH12a	Brookside Avenue Rustington	Rustington		R/13/16/PL	No
LH12b	Units 6 & 7 Brookside Avenue	Rustington	Y	R/215/17/PL	No
19Y2	Park Hovel South of Ford Lane	Yapton			No

APPENDIX 4.3 – POTENTIAL EMPLOYMENT SITES – DETAILED PROFORMA

Due to the size of this document, please see the weblink
https://www.arun.gov.uk/helaa-brownfield-land-self-build-registers

APPENDIX 5 - COMMITMENTS

APPENDIX 5.1 - COMMITMENTS SUMMARY TABLE

HELAA Ref	Address	Eastings	Northings	Parish	Assessment Type	Planning Ref
82C	Broadlees, Dappers Lane	507291	104712	Angmering	Mixed Use	A/114/18/PL
PS14	Land between New Place Bungalow and Arundel Road	506712	105380	Angmering	Residential	A/131/16/OUT
NEWA16	Quiet Waters, Roundstone Lane	507483	103377	Angmering	Residential	A/132/17/OUT
82F	Merry England, Dappers Lane	507326	105060	Angmering	Residential	A/142/16/OUT
48	West End Nursery, Roundstone Lane, Angmering,	507637	103524	Angmering	Residential	A/144/15/PL
82E_1	Old Barn Nursery Dappers Lane	507368	104982	Angmering	Employment	A/144/17/PL
A15414OUT	Land East of Roundstone Lane (Pound Place)	507513	103990	Angmering	C2 use	A/154/14/OUT
RU8a	The Vinery Arundel Road	505291	105677	Angmering	Employment	A/154/17/PL
NEWA15	Land at Apple Tree Cottage, Rear of Kelston House & South of Quiet Waters, Roundstone Lane	507489	103314	Angmering	Employment	A/162/15/PL
R10A	Land South of Rustington Bypass (Western end)	504764	103666	Angmering	Mixed Use	A/169/17/OUT
82	Crete Nurseries, Dappers Lane	507301	104940	Angmering	Residential	A/178/17/OUT
A1	Mayflower Way (South of)	507263	103279	Angmering	Residential	A/219/17/PL
96AB	Land North of Water Lane Angmering (Part SD9)	507675	105083	Angmering	Employment	A/40/18/OUT

96A	Land North of Water Lane Angmering (Part SD9)	507590	105295	Angmering	Mixed Use	A/40/18/OUT
A5114OUT	Land East of Roundstone Lane (Manor Nursery)	507639	104240	Angmering	Residential	A/51/14/OUT
RU8	The Vinery, Poling nr Arundel	505180	105661	Angmering	Employment	A/51/15/PL
82D	The Laurels, Dappers Lane	507337	104868	Angmering	Residential	A/74/18/OUT
96	Land South of Water Lane Angmering (Part SD9)	507530	104552	Angmering	Residential	A/99/17/OUT
AL11012	Aldingbourne Country Centre, Blackmill Lane	493141	107165	Aldingbourne	Employment	AL/110/12/
32	Wings Nursery, Lidsey Road	493715	104133	Aldingbourne	Residential	AL/32/19/OUT
AL3913	Land West of Westergate Street - Inc. Oakdene and Land rear of Aldingbourne Primary School	493588	104629	Aldingbourne	Residential	AL/39/13/
BR1B	Oldlands Farm (Site North of Rolls Royce)	494551	101858	Aldingbourne	Employment	AL/58/15/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
18AW1	Land to the rear of 34-44 Carlton Avenue Aldwick	490226	99099	Aldwick	Residential	AW/130/18/OUT
AW13817PL	90 Rose Green Road Aldwick	490233	99370	Aldwick	Residential	AW/138/17/PL
AW14096	Land West of Thalassa, 34 The Drive	490794	98176	Aldwick	Residential	AW/140/96
BE14215OUT	Land off New Barn Lane Bersted	491565	101062	Bersted	Residential	BE/142/15/OUT
BE5510	Elbridge Farm, Chichester Road	491359	102131	Bersted	Employment	BE/55/10/
BE6113	Oldlands Farm, Bognor Regis	494500	101600	Bersted	Employment	BE/61/13/

143	The Cottage Nursery, Violet Farm, Shripney Road	493834	102318	Bersted	Residential	BE/63/17/OUT
120	Land R/O 27 North Bersted Street	492183	101048	Bersted	Residential	BE/74/17/PL
18BE2	Land West of New Barn Lane Bersted (Part SD3)	491697	100889	Bersted	Residential	BE/77/16/OUT
18BE3	Babsham Business Centre Babsham Lane	491750	101727	Bersted	Employment	BE/79/17/PL
BE708	Bersted Site 6	492100	101300	Bersted	Residential	
BN1916PL	Pollards Nursery, Lake Lane (Also known as Eric Wall Nursery)	496728	104599	Barnham & Eastergate	Residential	BN/19/16/PL
141	The Lillies Caravan park, Yapton Road	496378	104009	Barnham & Eastergate	Residential	BN/32/15/OUT
145	Angels Nursery	496255	104048	Barnham & Eastergate	Residential	BN/43/16/PL
BN1612	Pollards Nursery, Lake Lane (Also known as Eric Wall Nursery)	496547	104559	Barnham & Eastergate	Residential	BN/51/16/RES
BN6916PL	Land East of Toll Cottage Lake Lane	496462	104681	Barnham & Eastergate	Residential	BN/69/16/PL
PS1	Land West of Shripney Road (Saltbox)	493790	101639	Bognor Regis	Employment	BE/102/17/OUT
BR2b	Land R/O Acopia Southern Cross Industrial Estate Oldlands Way	494177	101162	Bognor Regis	Employment	BE/155/16/PL
BE6113a	Oldlands Farm (n/o) Bersted	494219	101680	Bognor Regis	Employment	BE/4/17/RES
BR15515	The Royal Hotel, The Esplanade	493337	98805	Bognor Regis	Residential	BR/130/17/PL
18BR4	Ambulance Station Chichester Road	493415	100059	Bognor Regis	Employment	BR/132/16/PL
BR14015	The Manor House 12 Chichester Road	493567	99979	Bognor Regis	Residential	BR/140/15/PL
18BR2	Richmond Arms 224 London Road	493615	99872	Bognor Regis	Residential	BR/142/18/OUT
BR19	Regis Centre Site, The Esplanade	493742	98964	Bognor Regis	Mixed Use	BR/156/16/PL

18BR3	56 High Street Bognor Regis	493666	99033	Bognor Regis	Residential	BR/270/17/PL
BR30616	10 & 12 Devonshire Road	493041	99327	Bognor Regis	Residential	BR/306/16/PL
BR30704	46-48 High Street	493625	99059	Bognor Regis	Residential	BR/307/04/
18BR1	283-285a Chichester Road Bognor Regis	492381	100479	Bognor Regis	Residential	BR/324/17/PL
FP1	Land to west of Felpham Way	494418	99714	Bognor Regis	C2 use	BR/54/16/PL
BR8219	1 Prince Of Wales Public House	493719	99854	Bognor Regis	Residential	BR/82/19/PL
BR19811	Westside Supplies, 17-18 Durban Road	493421	100891	Bognor Regis	Residential	BR/90/18/PL
86	Land to the West of Church Lane, South of Horsemere Green Lane & North of Crookthorn Lane (A259) (SD10)	500029	101995	Climping	Residential	CM/1/17/OUT
EG7114OUT	Land North of Barnham Road (East of Collins Close) (Former Eastergate Fruit Farm)	494816	105579	Eastergate (Barnham &Eastergate)	Residential	EG/71/14/OUT
EP12117PL	16 Worthing Road East Preston	506634	102794	East Preston	Residential	EP/121/17/PL
18EP1	Tudor Lodge 125A Sea Road	507132	101634	East Preston	Residential	EP/59/17/PL
F715OUT	Land off Burndell Road	498486	102808	Ford	Residential	F/7/15/OUT
18F1	Waterbury House Ford Lane	500315	104272	Ford	Residential	F/7/19/PL
FG19816PL	1 Sea Drive Ferring	509946	101620	Ferring	Residential	FG/198/16/PL
18FG2	58 Ferringham Lane Ferring	509325	102419	Ferring	Residential	FG/27/18/PL
18FP1	Land at Stanhorn Grove Felpham	495330	101050	Felpham	Residential	FP/171/18/PL
FP17507	Outerwyke House, 55 Felpham Way	495515	100162	Felpham	Residential	FP/175/07/
FP/251/07	Site 6 Felpham			Felpham	Residential	FP/251/07/
39	Hollyacre, Toddington Lane	503285	103868	Littlehampton	Residential	LU/116/13/

LU11715	Parcel B3 & B5 Land North of Toddington	503678	104071	Littlehampton	Residential	LU/117/15/RES
LU12117	Parcel C1 and Part B2, B4 & C2 Land North of Toddington	501734	103704	Littlehampton	Residential	LU/121/17/RES
LU1315	The Old Dairy Behind 3 & 5 Church Street	502972	102150	Littlehampton	Residential	LU/13/15/PL
LU18A	Toddington Farm (Land North & West of 1-3 Toddington Farm Cottages)	503392	103850	Littlehampton	Residential	LU/162/17/PL
18LU3	90 & 91 South Terrace Littlehampton	502859	101608	Littlehampton	Residential	LU/197/17/PL
LU10	Windroos and Armon Nurseries, Worthing Road	503603	103454	Littlehampton	Residential	LU/201/16/RES
LU20516	C M Wood Body Repair Centre Linden Park	502332	102371	Littlehampton	Residential	LU/205/16/PL
LU23408	3 River Road, Littlehampton	502619	102040	Littlehampton	Residential	LU/234/08/
LU24917PL	Directors Cottage Toddington Lane	503295	103948	Littlehampton	Residential	LU/249/17/PL
LU25816	Old Mead House Old Mead Road	502397	104227	Littlehampton	Gypsy/Traveller	LU/258/16/PL
LU13	Inglecroft, Barn Close	503362	103521	Littlehampton	Residential	LU/272/17/OUT
18LU2	46a and 47 Pier Road and land north of Clifton Road Littlehampton	502776	101694	Littlehampton	Residential	LU/287/17/PL
LU12A	Land North of Littlehampton Acadamy Daisyfields Caravan Site	503359	103254	Littlehampton	Residential	LU/330/18/PL
LH3a	Unit 1 Lineside Way Industrial Estate Littlehampton	501953	102858	Littlehampton	Employment	LU/334/17/PL
LU34714	Parcel A1 of Land North of Toddington	503678	104071	Littlehampton	Residential	LU/347/14/RES

15b	Land N/O Courtwick Lane Littlehampton	502080	103497	Littlehampton	Employment	LU/355/10/
18LU1	The Tap and Barrel 2-13 Duke Street	502780	102174	Littlehampton	Residential	LU/364/17/PL
LU11108	The Locomotive Public House, Terminus Road	502590	102148	Littlehampton	Residential	LU/45/16/PL
LU18	Land North Of Toddington Littlehampton	503588	104139	Littlehampton	Mixed Use	LU/47/11/
LU5515OUT	Land South of Littlehampton Academy Littlehampton	503354	102629	Littlehampton	Residential	LU/55/15/OUT
LU18B	Westholme/Aggerik (was Toddington Nursery Island Site)	503421	104017	Littlehampton	Residential	LU/94/17/OUT
M4516	Land West of Yapton Road (Poultry Farm)	497386	100754	Middleton	Residential	M/45/16/PL
31	Land North of Sefter Road (Part of SD2)	490135	99575	Pagham	Residential	P/134/16/OUT
117	Land West of Pagham Road, (SD1)	488724	98170	Pagham	Residential	P/140/16/OUT
117A	Church Barton House (SD1) Horns Lane Pagham PO21 4NZ	488601	98220	Pagham	Residential	P/25/17/OUT
P15	Land West of Hook Lane (Part of SD2)	489582	99176	Pagham	Mixed Use	P/30/19/OUT
P5815OUT	Land at Summer Lane	488916	98548	Pagham	Residential	P/58/15/OUT
18P4	Sefter Farm Pagham Road	489189	99633	Pagham	Employment	P/76/16/PL
LH12a	Brookside Avenue Rustington	505292	103253	Rustington	Employment	R/13/16/PL
LH12	Rustington Trading Estate, Rustington	505228	103202	Rustington	Employment	R/215/17/PL
LH12b	Units 6 & 7 Brookside Avenue	505417	103190	Rustington	Employment	R/215/17/PL

R5099	Plots 150-177 Parklands, Worthing Road	504820	103150	Rustington	Residential	R/50/99/
R11	70 Woodlands Avenue Rustington	505192	102401	Rustington	Residential	R/65/17/PL
R1	Rustington Convalescent Home, Sea Road	504280	101463	Rustington	Residential	R/83/15/PL
18R1	7 Sterling Parade The Street	505229	102243	Rustington	Residential	R/87/17/PL
NEWWA15	Progress Garage Yapton Lane, Walberton Yapton Lane	497707	105235	Walberton	Residential	WA/103/16/OUT
FON5	Land to the east of Fontwell Racecourse Walberton (SD6)	495234	106806	Walberton	Mixed Use	WA/22/15/OUT
99	Land at Barnfield House, Arundel Road, Fontwell	495625	107045	Walberton	Residential	WA/23/17/OUT
18WA5	Former Lanes End House West Walberton Lane	495736	106877	Walberton	Residential	WA/26/18/OUT
WA1	Land east of Tye Lane	497306	106188	Walberton	Residential	WA/44/17/OUT
94	Land at Sunny Corner, West Walberton Lane	496421	106456	Walberton	Residential	WA/75/17/PL
18WA2	Land South of Wandleys Farm Wandleys Lane	495338	106559	Walberton	Residential	WA/76/17/PL
NEWY21	Bonhams Field, Main Road	497545	103463	Yapton	Residential	Y/1/17/OUT
Y1916OUT	Land off Burndell Road	498304	102802	Yapton	Residential	Y/19/16/OUT
Y8	Land to north of Stakers Farm, North End Road	497647	103644	Yapton	Residential	Y/44/17/OUT
74	Street Buildings, North End Stables North End Road	497839	104020	Yapton	Residential	Y/49/17/OUT
17Y1	Land at Orchard Business Park	497893	103791	Yapton	Residential	Y/49/18/PL
Y15	Cinders Lane Nursery and works to the rear	498120	102601	Yapton	Residential	Y/5/17/OUT
Y6014OUT	Land to the South of Ford Lane and	498077	103877	Yapton	Residential	Y/80/16/OUT

	East of North End Road					
Y11	Land south of Tack Lee Road Yapton (Part SD7)	497557	102978	Yapton	Residential	Y/91/17/OUT
NEWY19	Land at Drove Lane, off B2233 Yapton (Part SD7)	497363	103134	Yapton	Residential	Y/92/17/OUT
Y9314	Land to north of Yapton C of E Primary School North End Road	497770	103783	Yapton	Residential	Y/93/14/OUT

APPENDIX 6 – POTENTIAL C2 USE HELAA SITES

APPENDIX 6.1 - POTENTIAL C2 USE HELAA SITES SUMMARY TABLE

HELAA Ref	Address	Parish	Assessment Type
82C	Broadlees, Dappers Lane	Angmering	Mixed Use
A15414OUT	Land East of Roundstone Lane (Pound Place)	Angmering	C2 use
17FP1	North Paddocks Land to West of Felpham Way	Felpham	Mixed Use
LU18	Land North Of Toddington Littlehampton	Littlehampton	Mixed Use
M4516	Land West of Yapton Road (Poultry Farm)	Middleton	Residential
P15	Land West of Hook Lane (Part of SD2)	Pagham	Mixed Use