

APPENDIX 7.7

EXTRACTS FROM STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (SHLAA), ARUN DISTRICT COUNCIL, 2012

Site ref	Settlement	Site Area (ha)	Parish group
71	Ford	387.57	Villages
Site Address		Type of site	
Ford Eco Town		Mixed	
Current/previous landuse		Planning status	
Residential, Industrial, Agriculture		Not Known	
Description of site			
Ford Airfield is a 350 hectare (865 acre) site lying between the villages of Yapton, Ford and Clymping. The centre of the site is just over 3 miles (5 km) west of Littlehampton, 4 miles (7 km) to the north east of Bognor Regis, and just under 10 miles (16 km) east of Chichester. Large strategic site comprising agricultural land. Disused concrete runway, railway line, various vegetation and trees. Generally flat site.			
Planning history			
The Ford Airfield Vision Group's final submission reports to the Eco-town process were submitted in August 2008 to DCLG. These reports documented the work undertaken by FAVG since April 2008, and were informed by the public consultation, Arun District Council's Select Committee process and the Eco-Town Challenge Panel recommendations. The Government subsequently determined in July 2009 that "this location has not demonstrated the potential to meet the sustainability and deliverability requirements for successful development as an eco-town at this time."			
Policy context			
The site is located outside of the settlement boundary within countryside where development for housing is not generally permitted except in particular circumstances and for specific uses. (Policy GEN3). The site adjoins a strategic gap (Local Plan Policy Area 10) and the setting of Arundel (Local Plan Area 3). The site adjoins Church Lane (Yapton) Conservation Area. The site was shortlisted as a potential site for an eco-town, but the Government has concluded that the location has not demonstrated the potential to meet the sustainability and deliverability requirements for successful development as an eco-town at this time.			
Physical constraints			
Given the previous use of the site part the land may be contaminated, in particular the historic landfill. Parts of the site are within flood zones 2, 3a and 3b, groundwater emergence zone and groundwater flood risk areas. There is a strip of land subject to winter flooding - only one control sluice on the whole of the Little Torting Stream main river. There are areas of the site that are subject to historic surface water flooding. Development of a new settlement would have a major impact upon the local road network and A27 at Arundel which would require major works and a sustainable transport strategy.			
Potential Impacts			
The development of the site would contribute to the coalescence of Yapton, Clymping and Ford. Impact on the strategic gap and impact on the setting of the local area. In a previous Landscape Study conducted in 2006, this area was judged as having a 'Low/ Medium' Landscape Capacity for development. This was based on an assessment of the areas Landscape Value and Landscape Sensitivity. The EDAW Study says the site has an exposed to contained nature. There is likely to be some ecological interest within the site. Any ecological features should be retained and enhanced. A survey should be undertaken to determine the ecological impact of the site, particular consideration should be given to the existing ponds on site.			
Suitability summary			
The site is outside but adjoining the settlement boundary. Currently development on this site would contravene policy and therefore the site would not be considered to be suitable. However, from the information available, the site could be considered for future housing potential, provided that any development included a comprehensive package of social, employment and transport infrastructure, appropriate to the creation of a new community. There are, however, constraints that will need to be addressed such as impact on the landscape, on the historic environment, on the transport network and flooding constraints. The Government determined in July 2009 that "this location has not demonstrated the potential to meet the sustainability and deliverability requirements for successful development as an eco-town at this time."			
Market appraisal			
This site is in a location that developers find attractive to bring forward housing sites for development. Until mid-2007, the market for housing in this area was buoyant, and sales values relatively high. Land values reached between £1 million and £1.3 million per acre, which was high enough to ensure that any community gain package, including affordable housing and other S.106 obligations, as well as abnormal development costs, could be delivered without either threatening the viability of the scheme, or falling below any alternative use value. Because of the current economic downturn, land values have fallen by about 30%, and many schemes will be delayed until the market recovers, since development would currently be unviable.			
Availability summary			
The owner or agent confirmed that the site is available for development in 2009, and that there are no legal or ownership problems which could limit development. Attempts have been made to confirm availability, but it has not been possible to confirm availability in 2012. Availability unknown, however given the recent inclusion of the site in strategic planning discussions there is a reasonable prospect of the site coming forward for development depending upon the Council's eventual distribution of development strategy.			
Achievability summary			
This site is in a location that developers find attractive to bring forward housing sites for development. There is no economic reason why the site should not be financially viable given that the alternative land use is agricultural, taking account of any community gain package, including affordable housing and other S.106 obligations, as well as abnormal development costs.			

Viability

Yes - Strong

Viability summary

There is no doubt that the site is economically viable. There are no known abnormal costs that are likely to prevent development progressing.

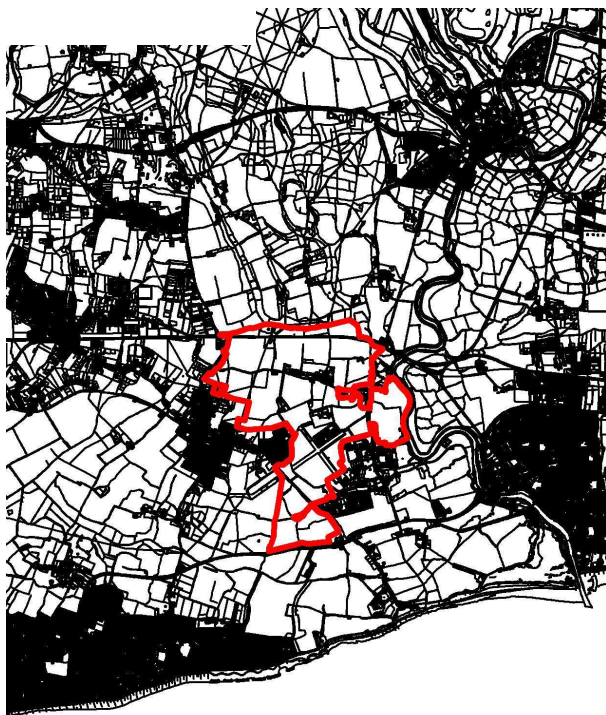
2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019
0	0	0	0	0	0	0	0
2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027
0	0	0	0	0	200	200	200
2027 - 2028	30dph		40dph	50dph	Final density:		Final suggested yield:
4400	11627		15503	19379	1		5000

Yield summary

The site is identified as a strategic development for 5000 dwellings, which could be delivered in the longer term.

Conclusion

The site is outside but adjoining the settlement boundary. Currently development on this site would contravene policy and therefore the site would not be considered to be suitable. However, from the information available, the site could be considered for future housing potential, provided that any development included a comprehensive package of social, employment and transport infrastructure, appropriate to the creation of a new community. There are, however, constraints that will need to be addressed such as impact on the landscape, on the historic environment, flooding constraints and impact on the transport network, including A27. The Government determined in July 2009 that "this location has not demonstrated the potential to meet the sustainability and deliverability requirements for successful development as an eco-town at this time."

Site plan

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