

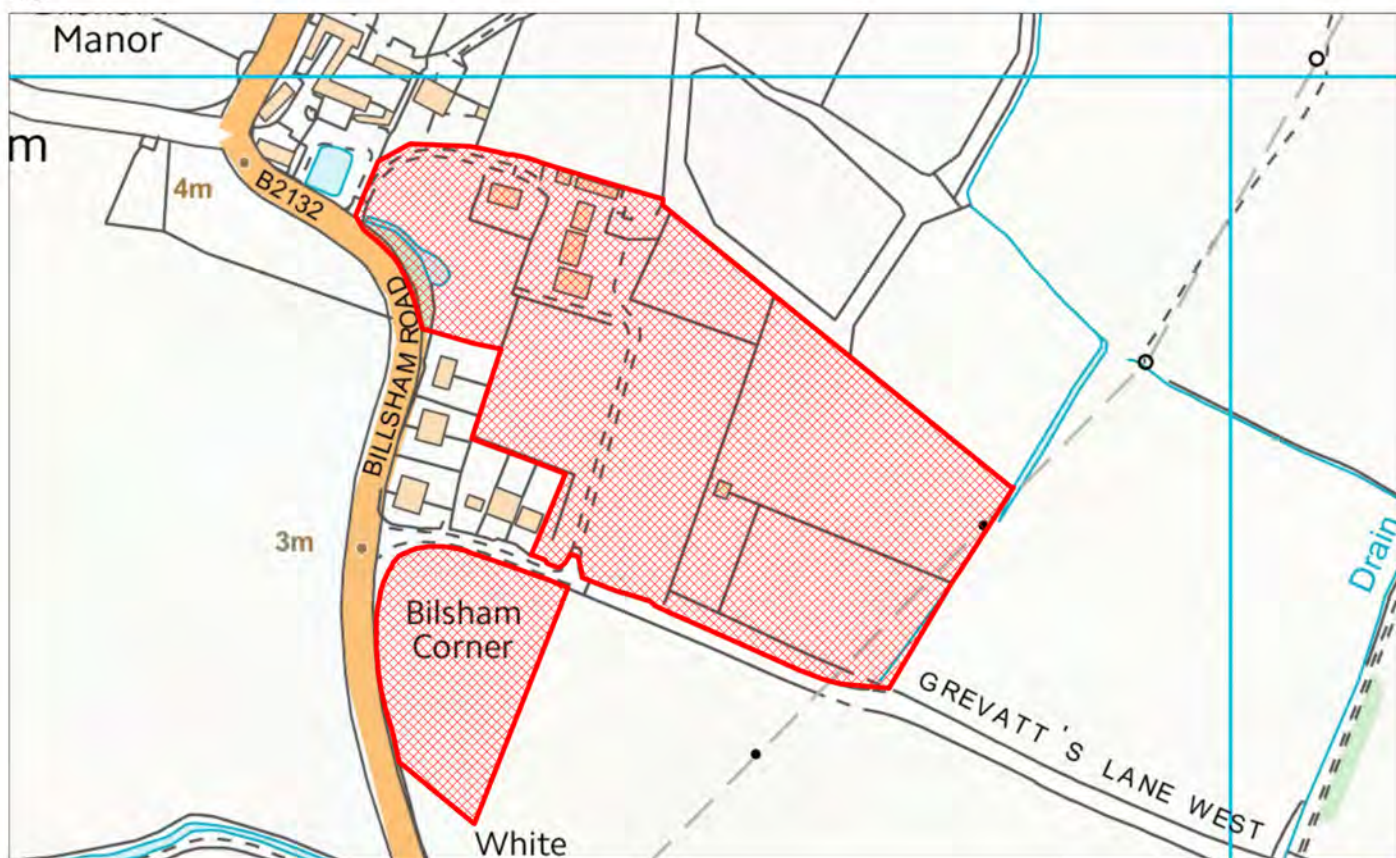
## HELAA Assessment Summary Table - Deliverable - Residential Site

|                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|--------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Reference                            | 46                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Site Location                        | Land East of Billsham Road, Adjacent to Little Meadow                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Parish                               | Yapton                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Grid Reference                       | 497724 - 101828                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Strategic Allocation Site            | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Neighbourhood Plan Site              | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Site Area                            | 5.5ha                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Net Developable Area                 | 3.3ha                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Viability Typologies                 | 2-LG75                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Description of Site and Existing Use | Large agricultural plot.<br>Residential, Agriculture, Horse Paddock                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Settlement                           | Yapton                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Local Plan Area                      | Inland Arun Area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Existing Use                         | Greenfield                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Potential Use for Evaluation         | Residential                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Constraints                          | <p>Arun SFRA Ground Water Flood Risk. Though currently just beyond flood extents, southern part comes within when climate change taken into account</p> <p>PLEASE NOTE: The climate change 100yr flooding contour affects this site and could potentially reduce the final yield for the site. The final yield will be dependent on sequential and exception tests and other relevant mitigation measures. The yield figure in this report does not reflect the climate change impact and therefore the status of this site reflects the yield using the viability study methodology without the climate change 100yr flooding contour. Should this site be taken forward as an allocation within the development plan, then further assessment will be required to address the climate change impact.</p> |
| Suitability Summary                  | This site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Availability Summary                 | The site has been promoted to the Council for development (2017). The site has been promoted in the 2019 HELAA update process.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Achievability Summary                | Not Known                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Deliverability Summary               | Promoters estimate the submission of a planning application in late 2019.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Current Status                       | Deliverable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

## Projected Potential Yields

| Suggested Density |         |         | Suggested Total Yield |         |         | Promoted/Planning Application suggested total yield |         |
|-------------------|---------|---------|-----------------------|---------|---------|-----------------------------------------------------|---------|
| 30                |         |         | 99                    |         |         |                                                     |         |
| 2019-20           | 2020-21 | 2021-22 | 2022-23               | 2023-24 | 2024-25 | 2025-26                                             | 2026-27 |
| 0                 | 0       | 25      | 25                    | 25      | 24      | 0                                                   | 0       |
| 2027-28           | 2028-29 | 2029-30 | 2030-31               | 2031-32 | 2032-33 | 2033-34                                             | 2034-35 |
| 0                 | 0       | 0       | 0                     | 0       | 0       | 0                                                   |         |

46



Mapping produced by Arun District Council

© Arun District Council and Crown Copyright. All rights reserved. Licence No: 100018487, 2017

Production Date: 18 April 2017

[www.arun.gov.uk](http://www.arun.gov.uk)

