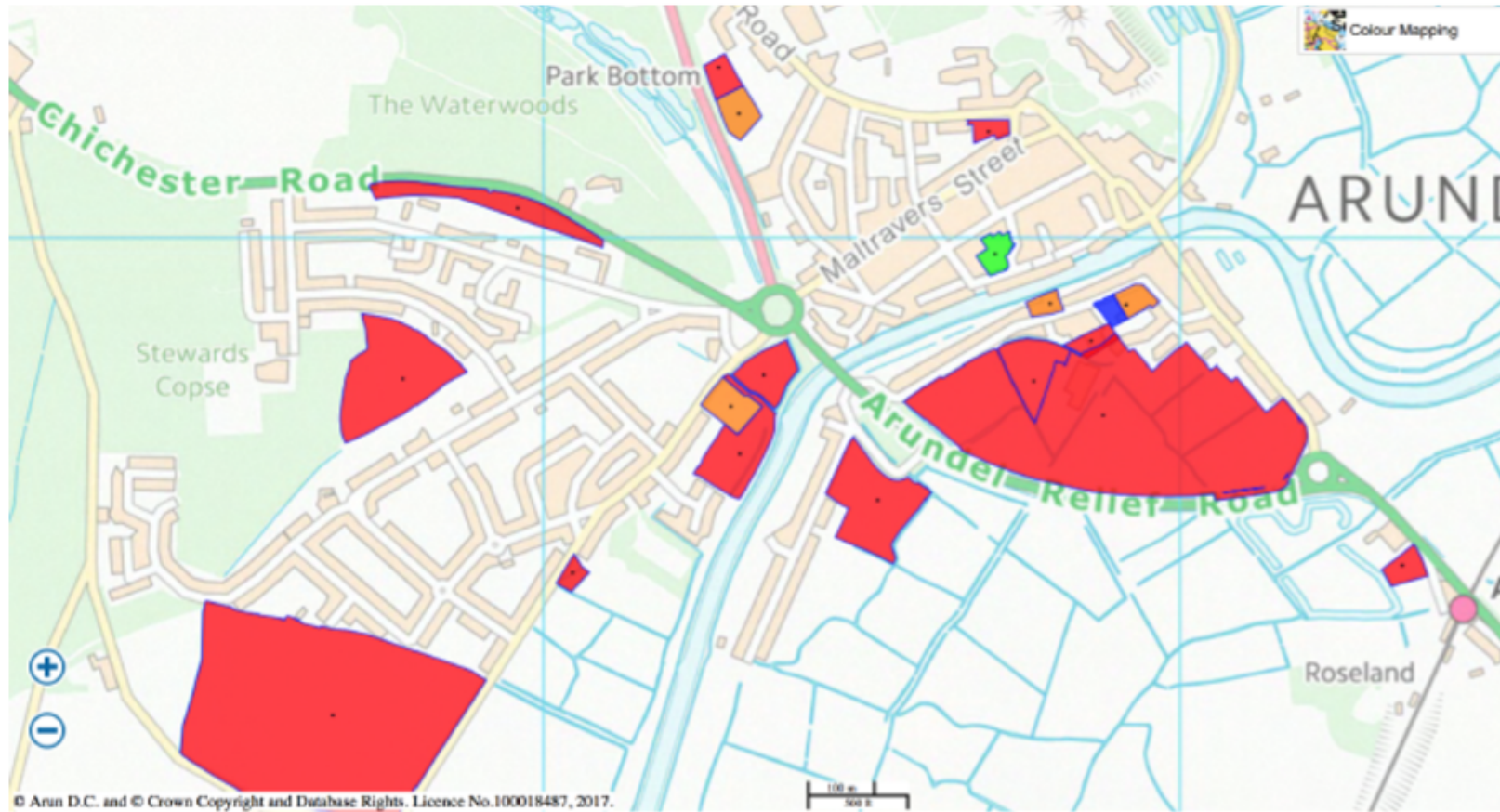


## 2016 HELAA for ALP

- Identifies sites shown on map below as follows:

### ARUN HELAA (2016): ARUNDEL EXTRACT



## Deliverable Sites

Reference	AB10
NLPG	1.00E+11
Site Address	Greenhurst, Fitzalan Road
Grid ref	501917-106893
Parish Group	Arundel & Surrounding Area
<b>Parish</b>	<b>Arundel</b>
Settlement	Arundel
Site Area (ha)	0.14
Net Developable Area (ha)	0.14
Viability Typologies	13-MB12
Description of site	Large detached dwelling
Existing use	Residential dwelling
Constraints	Flood Zone 2, 3a& 3b; Biodiversity Opportunity Area
Potential use for evaluation	Residential
Suitability Summary	The site is considered to be suitable site for housing - this site together with the adjoining Blastreet Site RU7 have been assessed under the Neighbourhood plan as being suitable.
Availability Summary	the site not currently being promoted business currently operational
Achievability Summary	According to the Arun Local Plan Viability Study 2016 the site is considered to be viable and achievable
Current Status	Deliverable

## Developable Sites

Reference	RU6
NLPG	10091568617
Site Address	Fitzalan Road West, Arundel
Grid ref	501797-106895
Parish Group	Arundel & Surrounding Area
<b>Parish</b>	<b>Arundel</b>
Settlement	Arundel
Site Area (ha)	0.17
Net Developable Area (ha)	0.17
Viability Typologies	14-SB8
Description of site	Small site, level and regular in shape. Single dwelling and garden curtilage to east included within boundary for limited expansion potential but currently occupied.
Existing use	Small light industrial workshops and ancillary offices and single dwelling. Commercial (Existing employment site not allocated in Local Plan)
Constraints	Floodzones 2, 3a & 3b. Within 'setting of Arundel' (Policy Area 3) restricting development that would affect the rural views from the town or views of the Castle or Cathedral. Conservation area on opposite side of river. Possible contaminated land. Possible rare species close to site.
Potential use for evaluation	Commercial (Continued B1(c))
Suitability Summary	Within settlement of Arundel but separated by the River Arun. No shops in the immediate vicinity but a short 500m walk to town centre with range of services and close to residential areas. Within 200m of bus stop serving Littlehampton every 30 mins
Availability Summary	Comments from consultation say site in use as light industrial. Land owner confirmed that it is not available for the time being (sept 2016)
Achievability Summary	According to the Arun Local Plan Viability Study 2016 the site is considered to be viable and achievable
Current Status	Developable

Reference	RU7
NLPG	1.00062E+11
Site Address	Blastreet, Fitzalan Road
Grid ref	501917-106893
Parish Group	Arundel & Surrounding Area
<b>Parish</b>	<b>Arundel</b>
Settlement	Arundel
Site Area (ha)	0.23
Net Developable Area (ha)	0.23
Viability Typologies	13-MB12
Description of site	A small site consisting of industrial units to the east and a large detached property to the west.
Existing use	Iron Mongers
Constraints	Flood Zone 2, 3a& 3b; Biodiversity Opportunity Area
Potential use for evaluation	Housing
Suitability Summary	More suitable site for housing - this has been assessed under the Neighbourhood plan. Low profile employment site within residential area. Single established occupier. Units are in average condition but adequate for operations albeit the site appears to be at capacity. Constrained site, with limited scope for intensification. Flood protection measures would need investigating. No indication that occupier is preparing to relocate or redevelop in short term.
Availability Summary	Not currently available but considered a developable site in the longer term if the business does relocate
Achievability Summary	According to the Arun Local Plan Viability Study 2016 the site is considered to be viable and achievable
Current Status	Developable

Reference	115
NLPG	2.00003E+11
Site Address	Electronic Sub Station, Ford Road
Grid ref	501295-106735
Parish Group	Arundel & Surrounding Area
<b>Parish</b>	<b>Arundel</b>
Settlement	Arundel
Site Area (ha)	0.43
Net Developable Area (ha)	0.34
Viability Typologies	13-MB12
Description of site	The site is a very overgrown plot with a former electrical substation building. Located on approach to Arundel off Ford Road.
Existing use	Vacant, Former Town Gas works
Constraints	Ground contamination from the previous use of the site as a former town gas works. Located in flood zone 2 and 3a (July 2016 SFRA). Assuming that the site passes the exceptions test for development within a flood zone, there will be additional abnormal construction cost in raising slab levels and maintaining flood storage capacity. This may in effect mean that buildings would be on stilts with flood storage voids beneath. Council identified groundwater emergence zone and groundwater flood risk. Visibility for road access is restricted in both directions.
Potential use for evaluation	Housing
Suitability Summary	There may be some opportunity for part of the site to be used for housing as allocated in the Arundel Neighbourhood Plan, subject to overcoming the setting of Arundel policy and appropriate flood alleviation. Site identified within flood zone 3a where an exception test needs to be passed to justify housing development.
Availability Summary	Arundel Town Council confirm land owner is in talks with national grid, through their agents Paribas to develop the site
Achievability Summary	According to the Local Plan Viability Assessment this site may not be viable, in addition there will likely be extra costs for flood alleviation
Current Status	Developable

Reference	AB3
NLPG	10091568398
Site Address	Land at Cemetery, London Road
Grid ref	501307.31-107195.15
Parish Group	Arundel & Surrounding Area
<b>Parish</b>	<b>Arundel</b>
Settlement	Arundel
Site Area (ha)	0.34
Net Developable Area (ha)	0.34
Viability Typologies	5-MG12
Description of site	The site consists of a wooded / vegetated area to south of cemetery. The site backs onto the A284 and is located on the edge of the urban area. Sites AB4 and 62 are located directly to the north.
Existing use	Cemetery, Woodland
Constraints	The site is separated from other residential areas. There is concern over earth stability as the site slopes steeply towards the Arundel By-pass. Vehicular access is an issue and so is the site's close proximity to the Cemetery. The site is located within a groundwater emergence zone and there is potential for groundwater flood risk.
Potential use for evaluation	Housing
Suitability Summary	The site is located adjacent South Downs National Park. Outside but adjoining the settlement boundary. Currently development on this site would contravene policy and therefore the site would not be considered suitable. The site is not suitable for future development in isolation, however, the site could be considered as part of a comprehensive development including adjacent land (Sites AB4 and 62). If planned comprehensively this could contribute to the creation of a sustainable, mixed community
Availability Summary	Need to check latest availability
Achievability Summary	According to the Arun Local Plan Viability Study 2016 the site is considered to be viable and achievable
Current Status	Developable

## Not Currently Developable Sites

Reference	56
NLPG	2.00E+11
Site Address	Mill House Farm
Grid ref	501880.55-106720.88
Parish Group	Arundel & Surrounding Area
<b>Parish</b>	<b>Arundel</b>
Settlement	Arundel
Site Area (ha)	10.12
Suitability Summary	This is a sensitive site with significant landscape and flooding constraints. Therefore the site is not suitable for housing development. The Neighbourhood Plan may support proposals for a non-residential institution use or for an office use which maintain the farm building
Availability Summary	The site was previously promoted to the council. However, it is unknown as at September 2016
Current Status	Not Currently Developable

Reference	57
NLPG	2.00E+11
Site Address	Land off Fitzalan Road
Grid ref	501526.76-106586.73
Parish Group	Arundel & Surrounding Area
<b>Parish</b>	<b>Arundel</b>
Settlement	Arundel
Site Area (ha)	1.6
Suitability Summary	This is a sensitive site with significant landscape and flooding constraints. Therefore the site is not suitable for housing development
Availability Summary	The site has previously been promoted to the Council. However, it is not currently clear if it still remains available for development.
Current Status	Not Currently Developable

Reference	58
NLPG	10091568473
Site Address	Electronic Sub Station (land North East of)
Grid ref	501346.89-106784.76
Parish Group	Arundel & Surrounding Area
<b>Parish</b>	<b>Arundel</b>
Settlement	Arundel
Site Area (ha)	0.6
Suitability Summary	The site is outside but adjoining the settlement boundary. This site is identified within flood zone 3a where there is a high probability of flooding and where an exception test needs to be passed to justify housing development. The site is therefore not considered suitable for development
Availability Summary	Unknown
Current Status	Not Currently Developable

Reference	61
NLPG	10091568472
Site Address	Tower House Allotments, Maltravers Street
Grid ref	501699.4-107166.97
Parish Group	Arundel & Surrounding Area
<b>Parish</b>	<b>Arundel</b>
Settlement	Arundel
Site Area (ha)	0.17
Suitability Summary	The site has too many policy constraints to be a suitable location for development, no alternative allotment site has been offered.
Availability Summary	The site has been previously promoted to the Council. However, this was some time ago and there is a need to check latest availability
Current Status	Not Currently Developable

Reference	64
NLPG	2.00E+11
Site Address	Allotment Site, Fitzalan Road
Grid ref	501771.19-106774.7
Parish Group	Arundel & Surrounding Area
<b>Parish</b>	<b>Arundel</b>
Settlement	Arundel
Site Area (ha)	0.74
Suitability Summary	The site has significant landscape and flooding constraints. Therefore the site is not suitable for housing development
Availability Summary	The sites has previously been promoted for housing. The current situation is not known.
Current Status	Not Currently Developable

HELAA Assessment Summary Table – Not Currently Developable

Reference	66
NLPG	2.00E+11
Site Address	Land South of Stewards Rise
Grid ref	500670.04-106249.26
Parish Group	Arundel & Surrounding Area
<b>Parish</b>	<b>Arundel</b>
Settlement	Arundel
Site Area (ha)	11.12
Suitability Summary	The site has significant policy and physical constraints including flooding and landscape. The site does not offer a suitable location for development and would not contribute to the creation of sustainable, mixed communities.
Availability Summary	The site has previously been promoted to the Council. However, it is not currently clear if it still remains available for development.
Current Status	Not Currently Developable

Reference	65
NLPG	2.00E+11
Site Address	Garage Site, Ford Road
Grid ref	501047.07-106472.23
Parish Group	Arundel & Surrounding Area
<b>Parish</b>	<b>Arundel</b>
Settlement	Arundel
Site Area (ha)	0.15
Suitability Summary	The site does not offer a suitable location for development and would not contribute to the creation of sustainable, mixed communities. The site has significant landscape and flooding constraints that make the site unsuitable for future development.
Availability Summary	As of September 2016 the site is not considered to be available
Current Status	Not Currently Developable

HELAA Assessment Summary Table – Not Currently Developable

Reference	AB11
NLPG	10091568530
Site Address	Electronic Sub Station (Land South of), Ford Road
Grid ref	501309-106660
Parish Group	Arundel & Surrounding Area
<b>Parish</b>	<b>Arundel</b>
Settlement	Arundel
Site Area (ha)	1.06
Suitability Summary	The site is subject to major flood constraints which make this site unsuitable for future consideration. 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.
Availability Summary	The site has not been promoted for development.
Current Status	Not Currently Developable

Reference	AB12
NLPG	10023373447
Site Address	Land South of A27, North of Canada Road
Grid ref	500960-107046
Parish Group	Arundel & Surrounding Area
<b>Parish</b>	<b>Arundel</b>
Settlement	Arundel
Site Area (ha)	0.94
Suitability Summary	Could be considered as a potentially developable site
Availability Summary	Arundel TC confirm the site is not operational and would like to work with Arun DC to develop a community use.
Current Status	Not Currently Developable

Reference	AB9
NLPG	1.00E+11
Site Address	Telephone Exchange, Fitzalan Road
Grid ref	501861.73-106836.6
Parish Group	Arundel & Surrounding Area
<b>Parish</b>	<b>Arundel</b>
Settlement	Arundel
Site Area (ha)	0.22
Suitability Summary	Development of the site would have an unacceptable impact on the landscape. The site is not considered suitable for development
Availability Summary	The Town Council consider that it is available for a community use
Current Status	Not Currently Developable

Reference	59
NLPG	2.00E+11
Site Address	Horse Field, Torton Hill Road
Grid ref	500780.78-106778.55
Parish Group	Arundel & Surrounding Area
<b>Parish</b>	<b>Arundel</b>
Settlement	Arundel
Site Area (ha)	2.15
Suitability Summary	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 is considered suitable in principle for future housing potential, because of its accessibility to facilities, job opportunities and public transport, and because there are no insurmountable constraints. The site could contribute to the creation of a sustainable, mixed community.
Availability Summary	There are no legal or ownership problems which could limit development here and the site has been promoted by a developer/ landowner for the purposes of this study. However, the site has not been promoted for some time.
Current Status	Not Currently Developable

Reference	AB4
NLPG	10091568396
Site Address	Land south west of St Philip Catholic Primary School
Grid ref	501275.22-107266.04
Parish Group	Arundel & Surrounding Area
<b>Parish</b>	<b>Arundel</b>
Settlement	Arundel
Site Area (ha)	0.25
Suitability Summary	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. The site is not suitable for development if considered in isolation, however, the site could be considered as part of a comprehensive development including adjacent land (Sites AB3 and 62). If planned comprehensively this could contribute to the creation of a sustainable, mixed community. However, it would lead to the loss of open space for the school.
Availability Summary	The site has not been promoted for development.
Current Status	Not Currently Developable

Commitment Site (has extant Planning Permission)

Reference	AB6
NLPG	2.00003E+11
Site Address	Warehouses/Barn (Bevin Bevin & Co Ltd) at River Road
Grid ref	501710.04-106973.63
Parish Group	Arundel & Surrounding Area
<b>Parish</b>	<b>Arundel</b>
Settlement	Arundel
Site Area (ha)	0.25
Current Status	In Course of Erection

2016 Housing Needs Survey for ALP

- Identifies an objectively assessed need (OAN) for 919 dwellings per annum in the whole district, however Inspectors concluded in 2016 that 820 dwellings per annum represents reasonably broad-based starting figure with upward adjustment of 25dpa to assist household formation for 25-34 age group, therefore OAN 854 dwellings per annum (2011-2031)
- Identifies the following strategic mix of homes, but recognises that consideration should be given to site specific circumstances and local needs evidence an existing housing mix in the locality when applying this to individual development schemes:



**Table 1: Suggested broad mix of housing by size and tenure – Arun**

	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
Market	5-10%	40-45%	35-40%	10-15%
Intermediate/Starter Homes	15-20%	50-55%	25-30%	0-5%
Affordable Rented	35-40%	35-40%	15-20%	5-10%

- Starter Homes – Evidence justifies up to 10% provision of the OAN
- Specialist accommodation, such as sheltered or extra care provision for older persons – Evidence justifies up to 12% provision of the OAN
- In addition to OAN there is a need for 991 residential care/nursing home bedspaces
- Identifies potential growth in Private Rented Sector, need for self- and custom-build development and recommends support for Build-to-Rent schemes

2017 land supply data by Parish for ALP

- Arundel contributes to 0.51% of overall supply in district as follows:
  - Net Completions 2012 = 5
  - Net Completions 2013 = 1
  - Net Completions 2014 = 5
  - Net Completions 2015 = 3
  - Net Completions 2016 = 1
  - Net Completions 2017 = 14
  - Small Sites Commitments (less demolitions) = 11
  - Strategic Allocations = 0
  - Large Commitments = 0
  - NP Sites = 53
  - HELAA Sites = 8