

## FILE NOTE

Project: Arundel NP2  
Date: May 2018

### Landowners future potential proposals in Arundel

In March, the Steering Group invited the Norfolk Estate\* and Angmering Park Estate\*\*, as the only owners of land adjoining the existing Built Up Area Boundary (BUAB), to outline their aspirations for making land available for future development.

This will inform the Group and its Task Teams on how the emerging policy objectives may be delivered, if it is considered that revising the BUAB to include new site allocations will be an important feature of the Neighbourhood Plan Review. It therefore updates the last Housing & Economic Land Availability Assessment (HELAA) of August 2017 in the Arun DC area in so far as land outside the BUAB is concerned, and the HELAA of 2016 for the South Downs National Park Authority area.

Renaissance Homes\*\*\* and Arun District Council\*\*\*\* were also invited to submit their aspirations for sites within the existing BUAB that it is known will be brought forward in the near future.

We set out below:

- The respective landowner aspirations
- The relevant HELAA extract
- Our own analysis of what the Group and Task Teams may like to consider

The File Note will then form part of the evidence base supporting the site assessments, the Sustainability Appraisal and the site allocation decisions of the Plan.

**Site reference:**

Site 1 – Horse Field, Torton Hill Road\*\*

Available for housing to meet great demand for affordable housing. Potential for negotiating to bring forward through CLT.

**Cross-references with HELAA:**

Referenced as Site 59.

**Key issues:**

Policy 11 of the Arundel Neighbourhood Plan designates all the land as a Local Green Space. The NPPF makes clear that such designations are intended to endure beyond the present plan period and so this land should be excluded from any further consideration.



**HELAA Assessment Summary Table - Not Currently Developable - Residential Site**

Reference	59
Site Location	Horse Field, Torton Hill Road
Parish	Arundel
Grid Reference	500781 - 106779
Strategic Allocation Site	No
Neighbourhood Plan Site	No
Site Area	2.15
Net Developable Area	1.5
Viability Typologies	3-SG50
Description of Site and Existing Use	The site consists of a field sloping and backing onto existing residential area. The site is almost surrounded by development, with well used paths running through, and mature trees on the boundaries. The site is located on the edge of urban area. Access is off Pearson Road. Agriculture
Settlement	Arundel
Local Plan Area	Inland Arun Area
Existing Use	Greenfield
Potential Use for Evaluation	Housing
Constraints	The site slopes steeply. Access from Pearson Road may not be wide enough. Council have identified a groundwater flood risk.
Suitability Summary	Outside but adjoining the settlement boundary. The site was 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 on a previous SHLAA however it is now constrained by a protect green space on the Arundel Neighbourhood plan so is no longer considered suitable.
Availability Summary	The site has not been promoted for some time.
Current Status	Not Currently Developable

**Site reference:**

Site 2 – 6 Plots Below Anne Howard Gardens\*\*

Available and suitable to 2024 or 2025-2040

**Cross-references with HELAA:**

Not identified in the HELAA, adjacent to Site AB4 Land south west of St Philip Catholic Primary School (see shaded red area on second map to the right) in HELAA therefore some of the conclusions of the HELAA assessment could be applied

**Key issues:**

Is the current sports use still valuable?

If not, what is needed to make development acceptable in this location?  
Does it depend on development of adjoining sites not put forward by Estate, as per HELAA?

Lies within the Arundel Conservation Area.  
Access difficult.





Reference	AB4
Site Location	Land south west of St Philip Catholic Primary School
Parish	Arundel
Grid Reference	501275 - 107266
Strategic Allocation Site	No
Neighbourhood Plan Site	No
Site Area	0.25
Net Developable Area	0.25
Viability Typologies	6-SG8
Description of Site and Existing Use	The site is relatively flat used as private open space. The site is currently used as a football pitch located on the edge of the urban area. Private Open Space - Football Pitch
Settlement	Arundel
Local Plan Area	Inland Arun Area
Existing Use	Greenfield
Potential Use for Evaluation	Housing
Constraints	There is a concern over earth stability as the site slopes steeply to the Arundel by-pass, Vehicular access is an issue and so to is the sites close proximity to the cemetery. The site is located within a groundwater emergence zone and there is potential for groundwater flood risk
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	As at October 2016 Site is not available as used as a football pitch for the school.
Current Status	Not Currently Developable

### Site reference:

Site 3 – Arundel Riding Stables\*\*

Existing use potentially coming to an end within the next 5 years. Therefore, potentially available for housing or retail when available, most likely during the 2025-2040 period.



### Cross-references with HELAA:

In SDNPA area and HELAA site AR001.

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement Arundel									
AR001	Riding Stables, Park Place	Arundel	Arundel	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.

### Key issues:

This site was assessed for the current Plan as a potential Community Land Trust scheme, but was eventually excluded as being unavailable and unsuitable.

Have things changed since 2013? What would be the impact of the loss of the existing stables use? Can development in this location contribute to mitigating such an impact? What is needed to make development acceptable in this location?

Lies within the Arundel Conservation Area and part subject to flood risk.

### Site reference:

Site 4 – The Causeway\*\*

Majority of the site available for car parking, terms to be negotiated.

North eastern half = extended Lido car parking

South half of the south western section = car parking associated with the Mill Farm Barn as a Children's Nursery. See Site 5 below.



### Cross-references with HELAA:

In SDNPA area and HELAA site AR003.

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
AR003	Land at the Causeway	Arundel	Arundel	Excluded	0	0	0	0	The site is located wholly or largely within a Local Wildlife Site.

### Key issues:

The supporting text to Policy 9 of the Plan (Mill House Farm) identified the land as offering the potential for a private car park to serve the new nursery proposal. This has not yet been implemented but the owner indicates that there is still interest.

Does this idea still have merit? Does the Lido car park extension have merit?

Lies within Local Wildlife Site designation - good quality semi-improved grassland.  
Lies within Flood Zone 3, an area with a high probability of flooding.

**Site reference:**

Site 5 – Mill Farm Barn\*\*

Nursery majoring on environmental education currently being pursued on this site.

**Cross-references with HELAA:**

In SDNPA but not identified in the HELAA.



**Key issues:**

Policy 9 of the Plan sets out criteria for development at this site and so accepts the principal of the re-use of the building and it appears that the landowners are pursuing at least part of this brief e.g. securing parking in reasonably close proximity. Is this still a good idea?

Lies within Local Wildlife Site designation - good quality semi-improved grassland.  
Lies within Flood Zone 3, an area with a high probability of flooding.



**Site reference:**

Site 6 – Queens Lane Building Plot\*\*

A planning application for two dwellings on this site is imminent.

**Cross-references with HELAA:**

Not identified in the HELAA, but adjacent to Site AB9 Telephone Exchange, Fitzalan Road (see shaded red area on second map to the right) in HELAA therefore some of the conclusions of the HELAA assessment could be applied.

**Key issues:**

The planning application will be determined before the Plan carries weight in decision making.



**Site reference:**

Site 7 – Land adjacent Fitzalan Road Allotments\*\*

Available both in the next 5-year period or in the 2025-40 period. Subject to appropriate flood alleviation measures for residential or retail.

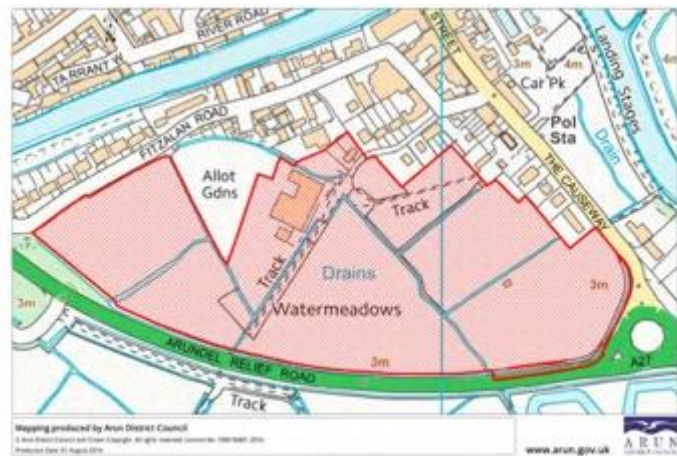
**Cross-references with HELAA:**

Forms part of Site 56 Mill House Farm (see shaded red area on second map to the right) in HELAA therefore some of the conclusions of the HELAA assessment could be applied.

**Key issues:**

Does this smaller part of Site 56 fronting on to Fitzalan Road have any purpose to serve, if the major flood risks and other constraints can be argued, as per the HELAA note e.g. potential car park to serve connecting footbridge over River Arun?

Lies within a Biodiversity Opportunity Area  
Lies within Flood Zone 3, an area with a high probability of flooding.  
Lies within Setting to Arundel policy designation.  
Adjoins A27 corridor for potential improvement.



**HELAA Assessment Summary Table - Not Currently Developable - Residential Site**

Reference	56
Site Location	Mill House Farm
Parish	Arundel
Grid Reference	501881 - 106721
Strategic Allocation Site	No
Neighbourhood Plan Site	No
Site Area	10.12
Net Developable Area	6.07
Viability Typologies	1-LG150
Description of Site and Existing Use	This site borders the northern edge of the A27 and stretches across to the built up area boundary south of the River Arun. The site is predominantly made up of agricultural land, however also contains a farm building. Residential, Agriculture
Settlement	Arundel
Local Plan Area	Inland Arun Area
Existing Use	Residential
Potential Use for Evaluation	Housing
Constraints	Flood Risk 3b under SFRA 2016
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



**Site reference:**

Site 8 – Land off Fitzalan Road\*\*

Available for residential use.

**Cross-references with HELAA:**

Part of Site 57 Land off Fitzalan Road (see shaded red area on second map to the right) in HELAA therefore some of the conclusions of the HELAA assessment could be applied.

**Key issues:**

Policy 12 of Plan sets out provisions required for new flood defences in the parish and part of this site is identified and safeguarded for such purposes (see Inset Map A). Does this land continue to be necessary for such provisions?

If not, what is needed to make development acceptable in this location and what affect will this have on the use of Herrington Field?

Existing constraints include part of provisions required for new flood defences. Lies within a Biodiversity Opportunity Area. Part of Coastal and Floodplain Grazing Marsh and lies within Flood Zone 3, an area with a high probability of flooding. Lies within Setting to Arundel policy designation. Adjoins A27 corridor for potential improvement.



**HELAA Assessment Summary Table - Not Currently Developable - Residential Site**

Reference	57
Site Location	Land off Fitzalan Road
Parish	Arundel
Grid Reference	501527 - 106587
Strategic Allocation Site	No
Neighbourhood Plan Site	No
Site Area	1.6
Net Developable Area	1.28
Viability Typologies	3-MG50
Description of Site and Existing Use	Flat field bounded by hedges and ditches. Agriculture
Settlement	Arundel
Local Plan Area	Inland Arun Area
Existing Use	Greenfield
Potential Use for Evaluation	Housing
Constraints	Flood Risk. Also the concept of installing a flood defence somewhere on this land as identified on the Arundel Neighbourhood Plan: The Strategy proposes a series of works comprising the construction of a new flood defence wall behind Fitzalan Road and of new flanking defences and the raising of existing defence embankments in some locations. All are shown on the Proposals Map. The ANP therefore proposes that the land required to enable all these works is safeguarded from development.
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.
Achievability Summary	Not currently achievable
Current Status	Not Currently Developable



**Site reference:**

Site 9 – Land North East of Electronic Substation\*\*

Subject to flood alleviation it is available for any use either in the current 5-year or future 15-year period.

National grid has agreed terms for the sale of the adjoining derelict Gas Board site to a small developer, subject to receipt of planning permission for 35 flats.

**Cross-references with HELAA:**

Referenced as Site 58 Electronic Sub Station (land North East of) in HELAA.

**Key issues:**

With the likelihood that a scheme at the adjoining Gas Works (Plan Policy 4) will come forward, how might this land be used, if it is assumed that its flood risk status and close proximity to the A27 rule out residential? Given it lies between the 'old' and 'new' parts of the town, can its use help bring together the town? Commercial, community, hotel or a mix? Part of the land may be necessary for the A27 bypass if that option is chosen.

Lies within a Biodiversity Opportunity Area

Lies within Flood Zone 3, an area with a high probability of flooding.

Lies within Setting to Arundel policy designation.

Adjoins A27 corridor for potential improvement.



**HELAA Assessment Summary Table - Not Currently Developable - Residential Site**

Reference	58
Site Location	Electronic Sub Station (land North East of)
Parish	Arundel
Grid Reference	501347 - 106785
Strategic Allocation Site	No
Neighbourhood Plan Site	No
Site Area	0.6
Net Developable Area	0.48
Viability Typologies	4-MG25
Description of Site and Existing Use	Large plot with mature trees on all sides. A27 roundabout to the north and River to the east. Horse Paddock
Settlement	Arundel
Local Plan Area	Inland Arun Area
Existing Use	Greenfield
Potential Use for Evaluation	Housing
Constraints	TPO/AB/2/90 TPOAB/1/84; Flood zones 2, 3a & 3b , ground water flooding
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

**Site reference:**

Site 10 – Part of garage site, Ford Road\*\*

A one or two plot site at the south east end of Ford Road available in the 2025-40 period.

**Cross-references with HELAA:**

Forms part of Site 65 Garage Site, Ford Road (see shaded red area on second map to the right) in HELAA therefore some of the conclusions of the HELAA assessment could be applied.

**Key issues:**

If Ford Road parking and traffic capacity may become more problematic in the future, does this site represent a way of providing off-street parking for local residents? If so, would the owner be willing to make it available for that purpose and will allowing some residential be the trade-off?

Lies within Flood Zone 3, an area with a high probability of flooding. Lies within Setting of Arundel policy designation.



**HELAA Assessment Summary Table - Not Currently Developable - Residential Site**

Reference	65
Site Location	Garage Site, Ford Road
Parish	Arundel
Grid Reference	501047 - 106472
Strategic Allocation Site	No
Neighbourhood Plan Site	No
Site Area	0.15
Net Developable Area	0.15
Viability Typologies	7-SG6
Description of Site and Existing Use	Flat, unusual shaped plot, surrounded by trees and hedging. Garden
Settlement	Arundel
Local Plan Area	Inland Arun Area
Existing Use	Residential
Potential Use for Evaluation	Housing
Constraints	Ground Water Flood Risk V1, Flood zones 2, 3a
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



**Site reference:**

Site 11 – Tortington, west of Ford Road\*

Available for housing and associated public open space. Potential for negotiating to bring forward affordable element through CLT. Potentially, land and funding available for nursery school as part of scheme.

**Cross-references with HELAA:**

Forms part of Site 66 Land South of Stewards Rise (see shaded red area on second map to the right) in HELAA therefore some of the conclusions of the HELAA assessment could be applied.

**Key issues:**

This site is by far the largest to be made available. Although constrained, the landowner appears willing to consider novel housing and community facility ideas, and the site may be large enough to mitigate heritage, landscape and flood effects. How might it best stitch into the local roads, to reduce effects on Ford Road?

Small part of the site adjacent to Ford Road lies within a Biodiversity Opportunity Area and this same part of the site is within Flood Zone 3, an area with a high probability of flooding.

Lies within Setting of Arundel policy designation.

Includes allotments defined by ADC as existing open space.

Scheduled Monument (Tortington Manor) to the south.

Ford Road congested between the site and the A27 – noted that strategic allocations at Ford/Climping contain no proposals to contribute to improvements to Ford Road.

Rear of site close to SDNPA boundary – possible setting issue.





**HELAA Assessment Summary Table - Developable - Residential Site**

Reference	66
Site Location	Land South of Stewards Rise
Parish	Arundel
Grid Reference	500670 - 106249
Strategic Allocation Site	No
Neighbourhood Plan Site	No
Site Area	12
Net Developable Area	7.2
Viability Typologies	1-LG150
Description of Site and Existing Use	Sloping site with allotments in one section. Overhead power cables run through the site and mature trees and hedging to the boundary of site. Agriculture, Allotments
Settlement	Arundel
Local Plan Area	Inland Arun Area
Existing Use	Greenfield
Potential Use for Evaluation	Housing
Constraints	Areas of special control, Arun SFRA Ground Water Flood Risk V1, Landscape and Heritage.
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.
Achievability Summary	The Arun District Council Local Plan Viability Study of July 2016 assesses that a site like this should be viable
Current Status	Developable

**Projected Potential Yields**

Suggested Density			Suggested Total Yield			Promoted/Planning Application suggested total yield	
32			230			200	
2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
0	0	0	0	0	50	50	50
2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	
50	30	0	0	0	0	0	

**Site reference:**

Site 12 – Caste Stables, Arundel Castle\*

Available on same terms as currently in the Neighbourhood Plan.

**Cross-references with HELAA:**

In SDNPA area and HELAA site AR004 (incorrectly named 'Sawmill'?). Fails to identify Plan allocation policy for housing – so likely that analysis does relate to Sawmill to the north and not the land shown on the HELAA site plan here.



Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
AR004	Sawmill, Arundel Park	Arundel	Arundel	Rejected	0	0	0	0	Development of the site would lead to loss of employment land. There is no evidence that the site is being actively promoted or is currently available. The site is subject to landscape, heritage and biodiversity constraints which would require further investigation.

**Key issues:**

Policy 2 of the Plan allocates this site for up to 16 dwellings. Does this land continue to be suitable for the provisions set out in the Plan? Is there a need to alter the criteria?

Lies within the Arundel Conservation Area boundary and adjacent to Scheduled Monument (Castle). Deer Barn attached to the SE end of the stables is Grade II listed.

**Site reference:**

Site 13 – Land at Fitzalan Road\*\*\*

A revised planning application for 54 sheltered apartments for sale to the elderly is imminent.

**Cross-references with HELAA:**

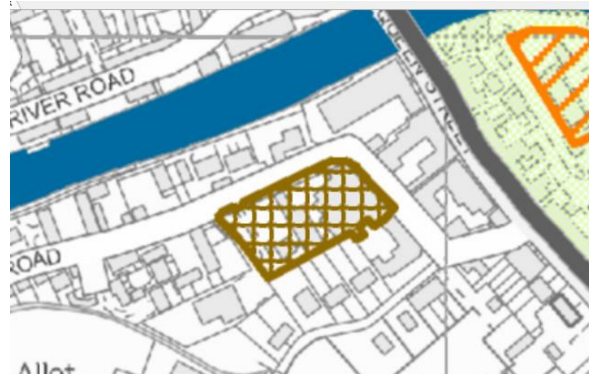
Referenced as separate sites, AB10 (Greenhurst) and RU7 (Blastreat).

**Key issues:**

Potential for the planning application to be determined before the Plan carries weight in decision making.

Policy 5 of the Plan allocates this site for approximately 24 dwellings comprising a mix of dwelling types. Does this land continue to be suitable for the provisions set out in the Plan? Is there a need to alter the criteria?

Lies within Flood Zone 3, an area with a high probability of flooding. Lies within Biodiversity Opportunity Area.



AB10



RU7



**HELAA Assessment Summary Table - Deliverable - Residential Site**

Reference	AB10
Site Location	Greenhurst, Fitzalan Road
Parish	Arundel
Grid Reference	501917 - 106893
Strategic Allocation Site	No
Neighbourhood Plan Site	Yes
Site Area	0.14
Net Developable Area	0.14
Viability Typologies	19-UF20
Description of Site and Existing Use	Large detached dwelling Residential dwelling
Settlement	Arundel
Local Plan Area	Inland Arun Area
Existing Use	Residential
Potential Use for Evaluation	Residential
Constraints	Flood Zone 2, 3a& 3b; Biodiversity Opportunity Area
Suitability Summary	The site is considered to be suitable site for housing - this site together with the adjoining Blaststreet Site RU7 have been assessed under the Neighbourhood plan as being suitable.
Availability Summary	The site has been included within the Arundel Neighbourhood plan. as a result, it is considered available for development. Also current undetermined application on this site and RU7 for 52 retirement flats.
Achievability Summary	According to the Arun Local Plan Viability Study 2016 the site is considered to be viable and achievable
Current Status	Deliverable

**Projected Potential Yields**

Suggested Density			Suggested Total Yield			Promoted/Planning Application suggested total yield	
75			10			6	
2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
0	10	0	0	0	0	0	0
2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	
0	0	0	0	0	0	0	

**HELAA Assessment Summary Table - Deliverable - Residential Site**

Reference	RU7
Site Location	Blastreet, Fitzalan Road
Parish	Arundel
Grid Reference	501917 - 106893
Strategic Allocation Site	No
Neighbourhood Plan Site	Yes
Site Area	0.23
Net Developable Area	0.23
Viability Typologies	20-UF9
Description of Site and Existing Use	A small site consisting of industrial units of various ages which cover the majority of the plot. Attractive property directly fronts onto the Queens Lane to the east. Iron Mongers
Settlement	Arundel
Local Plan Area	Inland Arun Area
Existing Use	Industrial
Potential Use for Evaluation	Housing
Constraints	Flood Zone 2, 3a& 3b; Biodiversity Opportunity Area; existing structures on the site of various ages (one of which is attractive)
Suitability Summary	The site is considered to be more suitable site for housing - this has been assessed under the Neighbourhood plan. Low profile employment site within residential area. Single established occupier. The sites contain an number of different units which vary in condition and age. The older building is considered attractive and an important element of the street-scene. They are considered adequate for operations albeit the site appears to be at capacity. Constrained site, with limited scope for intensification. Flood protection measures would need investigating.
Availability Summary	The site has been identified in the Arundel Neighbourhood Plan for housing. Current undetermined application for 53 retirement flats received.
Achievability Summary	According to the Arun Local Plan Viability Study 2016 the site is considered to be viable and achievable
Current Status	Deliverable

**Projected Potential Yields**

Suggested Density	Suggested Total Yield	Promoted/Planning Application suggested total yield
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HELAAOFFREP (008)



**Site reference:**

Site 14 – Land adjacent to 30 Ellis Close\*\*\*\*

A planning application for three dwellings on this site is live.

**Cross-references with HELAA:**

Not within threshold of HELAA.

**Key issues:**

The planning application will be determined before the Plan carries weight in decision making.



Location Plan 1:1250

