



# Arun District Council Strategic Housing Land Availability Assessment

## Stage 7 Site Assessment Final Report

December 2009





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## **1. Introduction**

### **1.1. Background**

- 1.1.1. This document is the Final version of the Strategic Housing Land Availability Assessment (SHLAA): Stage 7 Site Assessment for Arun District Council which commenced in September 2008 and has been developed during the period to December 2009. The progress of this study is described in the section below and illustrates how the process has evolved over the period of the study.
- 1.1.2. The SHLAA provides an informed estimate of land availability for housing at a given point in time, to inform plan-making and to ensure that councils maintain a five-year supply of housing land.
- 1.1.3. In July 2007, Communities and Local Government (CLG) published the Practice Guidance 'Strategic Housing Land Availability Assessment'. The Guidance provides the government's view on how it considers SHLAA should be undertaken and therefore provides the basis for conducting such studies. All the relevant stages of the SHLAA process, as outlined in the guidance, have been followed in this study.
- 1.1.4. The Practice Guidance is intended to be "practical" (Para 1) and essentially contains a step by step guide to undertaking an assessment. It is made clear that the methodology set out in the document is intended as a blueprint for assessments to follow and that "When followed, a local planning authority should not need to justify the methodology used in preparing its assessment, including at independent examination" (Para 15).
- 1.1.5. Arun District Council, working with Adur District Council and Worthing Borough Council, has commissioned Baker Associates to assist in preparing SHLAAs for these three West Sussex coastal authorities.
- 1.1.6. Arun District Council has undertaken Stages 1-6 set out in the Practice Guidance, including site surveys and identifying potential site yields and has appointed Baker Associates to assist with Stage 7 "Assessing when and whether sites are likely to be developed". This Draft report sets out the conclusions for Stage 7. The Council then intends to assess overall housing potential and supply (Stages 8-10 of the Practice Guidance).
- 1.1.7. The study has been produced based on the best available information at the time of writing, drawing on the professional judgement of those involved.
- 1.1.8. The study now provides a key element of the evidence base for the Local Development Framework (LDF) and is intended to be used by Arun District Council in preparing further documents, notably the Core Strategy and annual monitoring reporting.

1.1.9. The Practice Guidance is however very clear “The Assessment is an important evidence source to inform plan making but does not in itself determine whether a site should be allocated for housing development” (para 8).

**1.1.10. Therefore, this document must be considered as part of the wider evidence base for the LDF 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.**

## **1.2. Commission**

1.2.1. An Inception Meeting was held on 19<sup>th</sup> September 2008 at which time the methodology for the study was set out and agreed. Work commenced on the study including identifying and agreeing assessment criteria and then applying these to assess each site’s suitability, availability and achievability, having regard to all site information provided by the Council and relevant policy and other evidence based studies.

1.2.2. Sites identified from all sources, including those from the previous Urban Housing Potential Study and those promoted by landowners/agents were assessed.

## **1.3. Document format**

1.3.1. This document presents not only the findings of the Stage 7 assessment carried out by Baker Associates on behalf of Arun District Council but also the methodology used to arrive at these findings and therefore its compliance with the Practice Guidance

1.3.2. The sections of the report are therefore:

1.3.3. Section 2 describes the methodology which was followed in preparing this study. It is based on the original methodology agreed with the Council at the Inception Meeting.

1.3.4. Section 3 sets out a review of the housing market in the West Sussex area (Adur, Arun and Worthing Councils) which has been prepared in consultation with developers and agents in the study area. The market appraisal provides an important element of the SHLAA as it is drawn from consultations with a range of local agents and developers and has been used to provide the basis for understanding the local market.

1.3.5. Section 4 provides the first of the findings of the study, which is the stock of sites with planning permission at the base date, which is 1 April 2008. Details of all of these sites are included in appendix 2. These sites are considered to be deliverable and this has been assessed by officers of the Council through their knowledge of sites and developers.

1.3.6. Section 5 includes a summary of the assessment of site specific opportunities for housing within existing defined settlement boundaries across the study area, namely Aldwick, Angmering, Arundel, Barnham, Bersted, Bognor Regis, Eastergate, East Preston,

Felpham, Ferring, Findon, Fontwell, Littlehampton, Middleton-on-Sea, Pagham, Rustington, Walberton, Westergate, Yapton. The summary findings are based on an assessment of identified sites arising from all sources. Sites which have been assessed but are judged not currently developable are listed in appendix 3, including a reason for their rejection. Some of these sites are suitable but not currently available or achievable, and the Council should actively monitor these on a regular basis. Assessments of all of the sites within these settlements which are considered to provide potential housing land within the study period are included in appendix 4 and a summary of the potential housing yield from these sites for the periods 2008-13, 20013-2018 and 2018-2023 are included in appendix 5.

- 1.3.7. Section 6 includes a summary of the assessment of site specific opportunities for housing outside settlements across the study area, i.e. greenfield sites beyond existing settlement boundaries. Although these types of sites are not currently suitable, as they are contrary to existing planning policies, a SHLAA needs to assess the future potential from such sites to inform the development of future plans. Sites which have been assessed but are judged not to have future potential are listed in appendix 6, including a reason for their rejection. A few sites outside settlement boundaries have received planning permission and therefore contribute to future supply. These are listed in appendix 7. Assessments of all of the sites outside these settlements which are considered to be potential candidates for the Council to examine further through the plan making process are included in appendix 8. Those sites with future potential but where availability is unknown are set out in appendix 9 and the Council should actively monitor these on a regular basis.
- 1.3.8. Settlement maps, showing all of the sites considered in the study, are set out in appendix 10. For ease of reference, sites are colour coded according to the conclusions reached in the study.
- 1.3.9. Section 7 sets out the conclusions of the study.

## **2. Study methodology**

### **2.1. Introduction**

- 2.1.1. This methodology is based on Communities Practice Guidance “Strategic Housing Land Availability Assessments” published in July 2007, and “SHLAA and development plan preparation” prepared by Planning Officers Society in January 2008, together with best practice emerging from housing studies across the country.
- 2.1.2. The SHLAA is an important evidence source to inform plan-making. However, the SHLAA does not in itself determine whether a site should be allocated for housing development or all locations where future housing growth will occur. The SHLAA sets out information on developable land availability for growth options to be investigated further through the plan-making process.

### **2.2. Methodology in brief**

- 2.2.1. The project commenced with an Inception Meeting in September 2008. Initial discussions centred on the Council’s approach at site survey Stage 5 to the initial assessment of whether a site was suitable for housing and on assumptions and practice regarding identifying appropriate site yields at Stage 6. Site information and relevant policy and background studies essential for carrying out Stage 7 were identified and collected.
- 2.2.2. Following these initial discussions we established and agreed with the Councils a set of criteria which we intended to assess all potential sites with respect to suitability, availability and achievability. This was based upon the Practice Guidance but expanded and developed to reflect the characteristics and views of the three Councils and the information available.
- 2.2.3. Discussions were subsequently held with developers and agents to establish an assessment of the local housing market and to identify views on the potential achievability of sites. A developer/agent panel was also established to assess the achievability of a sample of 10 sites for each Borough/District identified through the survey work and a residual valuation of a specific site for each Borough/District was also undertaken to test viability assumptions.
- 2.2.4. All sites were assessed for their suitability, availability and achievability using the agreed assessment criteria and informed by the market assessment. Sites outside settlement boundaries were visited by a landscape architect to establish their potential suitability in landscape terms.
- 2.2.5. Draft site assessments were then reviewed by officers from the Council and a meeting was held in April 2009 to discuss and finalise the site assessment conclusions. The draft and then final reports were then prepared.

2.2.6. The following sections set out in more detail how Stage 7 of the Practice Guidance was undertaken.

### **2.3. Task 1 Developing criteria to assess suitability, availability and achievability**

2.3.1. At an early stage in the process we sought to agree with the Councils a set of criteria by which we would assess all potential sites with respect to suitability, availability and achievability.

2.3.2. The criteria were based upon those set out in the Practice Guidance, but developed to reflect the characteristics of the three Council areas and the information available. They were developed from the following factors:

#### Suitability

- Existing policy criteria - designations, statutorily protected areas and development management policies
- Physical constraints - defined flood risk areas, known contaminated land, natural features and other physical constraints, levels of infrastructure, access to employment and key community facilities
- Potential impacts – on conservation areas, listed buildings, landscape character

#### Availability

- Landowner intention to sell
  - Developer intention to develop

#### Achievability

- Market assessment – land values, sales rates, selling prices, efficiency of residential land use, house types, sub markets
- Economic viability – saleable floorspace and turnover, build costs, marketing costs, overheads, abnormal development costs, planning contributions
- Delivery – phasing, completions rates, size and capacity of developer

2.3.3. The list of agreed criteria is set out in appendix 1 and further explanation of the nature of these criteria and how they were applied is set out below under tasks 2 and 3.

### **2.4. Task 2: Assessing achievability for housing (stage 7c)**

2.4.1. The Practice Guidance is clear that achievability relates to the economic viability of a site and this will be determined through a consideration of the market, as well as the particular circumstances of each site.

2.4.2. A market assessment forms a key part of the methodology of this study and discussions were held with developers and agents regarding the local market conditions in the area for different types of housing. The Coastal West Sussex Strategic Housing Market



Assessment (final report, May 2009) provided a context for understanding the local market.

- 2.4.3. Favoured house types for different types of site, as well as land values for competing land uses (not just residential), sales rates, selling prices, efficiency of residential land use, and the market for differing types of housing, in different areas were considered. This information enabled us to predict, with as much certainty as possible, the type of housing, and therefore the likely yield, for each site, as well as the likely viability of marginal locations. This process was an essential part of assessing the deliverability of each site opportunity, and the time band for likely development.
- 2.4.4. The effect of any community gain package was taken into account, in particular, by reference to existing or emerging policy and guidance. We have always considered viability to be critical, and have in-house expertise enabling the assessment of economic viability.
- 2.4.5. A model spreadsheet valuation was produced for a site within the District, to arrive at a viability assessment. The valuation followed a series of logical steps:
- development assumptions
  - location
  - number and mix of dwellings
  - affordable housing mix - % rent % shared ownership
  - saleable floorspace
  - sales turnover per unit - open market
  - affordable housing revenue
  - total gross turnover
  - marketing costs
  - build costs
  - developer's profit
  - overheads - architect / consultant / legal / planning fees, insurance, financing, survey, Stamp Duty, contingencies
  - Planning Contributions
  - abnormal development costs, - physical infrastructure including highway/access improvements and drainage improvements, contamination, demolition, abnormal foundations etc.
  - residual land value - benchmark % of total gross turnover
- 2.4.6. Research was undertaken into current developments, including the particular house types being built in different locations, dwelling specification, selling prices, and construction costs. Consultation took place with developers of current schemes, Registered Social Landlords (RSLs), and surveyors and agents involved in land sales and acquisition.
- 2.4.7. The valuation looked at the factors which have an impact upon viability, including, for example, development requirements and obligations, including affordable housing requirements. In the context of current market conditions, an assessment of what might need to be done to achieve viability was carried out.

2.4.8. We set up a developer/agent panel of stakeholders to examine the achievability of a sample of 10 sites identified through the survey work. This provided an additional structured and transparent assessment of the local market and the consideration of specific sites. This group was drawn from local and national housebuilders, surveyors and agents active in the housing land market and RSLs. The conclusions reached on the sample sites were used to test and validate the conclusions reached on all other sites.

2.4.9. The results of this exercise were entered onto the evaluation proforma for each site and added to the site database. Any sites which were not considered to be achievable for housing development were identified within the list of sites not currently developable.

### **2.5. Task 3: Assessing deliverable and developable sites for housing (stages 7a, 7b, 7d)**

2.5.1. Using the criteria identified and agreed under task 1 (see above), we undertook an assessment of the suitability and availability of all SHLAA sites for housing. This involved undertaking stages 7a and 7b of the Practice Guidance.

2.5.2. We combined these results with the results of the task 2 achievability assessment (stage 7c of the Practice Guidance) to come to conclusions regarding whether each site was deliverable, developable, not currently developable or should be rejected on the grounds of unsuitability (see para. 2.5.20 for definitions). At this stage, constraints to site deliverability were identified with action required to overcome them (stage 7d of the Practice Guidance).

#### *Assessing suitability for housing (Stage 7a)*

2.5.3. For all identified sites above the threshold of 6 dwellings, we assessed suitability for housing having regard to policy restrictions, physical constraints and potential impacts:

- Policy restrictions

2.5.4. For sites within settlements, we agreed as part of task 1 a list of existing policy criteria (such as policy designations, statutorily protected areas and development management policy criteria) which must be satisfied in order for a site to be considered suitable for housing development.

2.5.5. We reviewed the sites with reference to these planning policies and any recent planning history to determine whether the site was suitable for housing development. This included discussions with planning officers from the Councils.

2.5.6. For greenfield sites adjacent to settlements, these sites are likely to be contrary to existing policies by their very nature i.e. outside existing settlement boundaries. In these cases, the assessment of potential future suitability related primarily to whether development would contravene a clear cut designation such as an Area of Outstanding Natural Beauty (AONB) or an international/nationally designated wildlife site.

- Physical constraints
- 2.5.7. For each settlement, we mapped the environmental constraints based upon information supplied by the Councils. This included defined flood risk areas and other physical constraints. We also had regard to the physical constraints identified by officers during site visits and recorded on each site proforma and to information supplied by utility providers and relevant agencies.
- 2.5.8. We agreed with the Councils as part of task 1 those physical constraints that present a barrier to development (such as location within a flood risk area) and those that are capable of mitigation to overcome these constraints (such as access, presence of site contamination). This enabled the relative suitability of each site to be identified.
- Potential impacts
- 2.5.9. We had regard to conservation area character appraisals and development briefs to identify any potential negative or positive impacts of development upon the character or appearance of a conservation area or upon the setting of listed buildings. Particular regard was given to opportunities to achieve recommended management proposals contained within these appraisals.
- 2.5.10. For greenfield sites, we assessed the suitability of sites against the likely impact upon identified landscape character types. This was based upon desktop analysis of the Arun Landscape Study (Hankinson Duckett Associates, 2006) and the draft Urban Design and Landscape Appraisal Study (EDAW, 2008) and site analysis, identifying the contribution that land around the built up areas makes to the setting of settlements, and whether development provides opportunities to improve the existing urban fringe and/or establish enduring settlement boundaries.
- 2.5.11. For greenfield sites, we also considered the potential impact development might have on local nature conservation resources and had regard to the draft Arun Habitats Study (EDAW, 2009) and assessments undertaken by West Sussex County Council.
- 2.5.12. The results of this exercise were entered onto the site proforma and added to the site database. Any sites where constraints meant that they will not be suitable for housing development were included within the rejected sites list, with reasons.

*Assessing availability for housing (Stage 7b)*

- 2.5.13. Many sites were promoted by landowners or developers either through planning applications, through pre-application discussions or other informal approaches to the Council. Further sites were promoted through the development of the LDF or as a response to the “call for sites”.
- 2.5.14. In each of these cases the landowner and/or developer were identifiable and their intentions were often clear. Where this was not the case we attempted to identify and

contact landowners/ developers through discussions with Council officers and through reviewing previous planning histories. Where it was not possible to contact the relevant parties to establish that the site was genuinely available for development, we rejected the site, and identified the need for the Council to review its availability as part of the annual review of potential housing sites.

- 2.5.15. The results of this exercise were entered onto the site proforma and added to the site database. Any sites that were in an alternative use, with no evidence or obvious prospect of being available for housing were included within the rejected sites list, with reasons.

*Overcoming constraints (Stage 7d)*

- 2.5.16. In certain locations and on certain sites the potential for development is limited by a range of constraints. In some instances these constraints may be overcome through either shifts in policy or by the creation or improvement of infrastructure.
- 2.5.17. For all sites and locations, constraints to development were identified during the assessment process and for a sample of sites, validated by the developer/agent panel.
- 2.5.18. If the constraints were considered to represent a barrier to development the sites were rejected. The reasons for rejecting sites are identified explicitly in this report.
- 2.5.19. Where constraints were considered to be able to be overcome within the timescales of the study, the sites were accepted, with actions required to enable them to be brought forward.

*Recommendations*

- 2.5.20. We have drawn the assessments of suitability, availability and achievability together to come to conclusions on all sites considered during the process. Section 7 summarises the results and allocates all sites one of the following 3 categories, reflecting the Practice Guidance:
- **deliverable** – available now and with a reasonable prospect of development within 5 years.
  - **developable** – sites suitable for housing and having a reasonable prospect of being delivered within the period of the plan.
  - **not currently developable** – these are the identified sites which, for whatever reason, cannot currently come forward for housing.

**2.6. Task 4: Further requirements**

- 2.6.1. In reaching our conclusions, we have identified any gaps in data and any more detailed work that may be required. Section 7 includes recommendations regarding further research and monitoring required to determine the future suitability, availability and achievability of sites.

### **3. Market assessment**

#### **3.1. Introduction**

3.1.1. The SHLAA Practice Guidance advocates a partnership approach working together with stakeholders such as house builders and local agents to help shape the approach, and to assist in the assessment of the deliverability of sites, and how market conditions may affect viability.

3.1.2. Therefore, in reaching conclusions about whether and when sites will come forward, and for which kind of dwellings, it is first essential to assess the suitability of each of the identified sites for housing development, taking account of

- the characteristics of the site
- alternative possible land uses
- environmental and policy constraints to development such as nature conservation value
- physical development constraints such as access, flood risk, and ground conditions
- market considerations

3.1.3. A key element in understanding where, how much and what type of housing is likely to come forward in any particular area is the operation of the local housing market. Understanding the economics of the local market is identified as a central component of a SHLAA by the Practice Guidance and the input of house builders and local property agents is important to this understanding.

3.1.4. Therefore in preparing this study a brief overview of the current state of the housing market has been undertaken, and has been utilised in considering the likely type and number of dwellings which will come forward on identified sites, in line with advice in para. 41 of the Practice Guidance. It is not considered necessary, practical, or appropriate in the context of a SHLAA to undertake a residual valuation of each and every site.

3.1.5. Accordingly, the assessment of opportunities has been assisted by consultations undertaken during the work with people familiar with the areas and knowledgeable about the operation of the local markets, such as the local agents and house builders, some of whom took part in the Stakeholder Panel assessment of individual sites, to assist in building up knowledge of the factors affecting the type of development, and when it might be expected to be completed.

3.1.6. In addition, the assessment has tried to take account of a variety of 'deliverability' factors, particularly in the first five-year period, when sites should be demonstrably suitable, available and achievable. These factors include access, ownership, adjacent land uses and economic viability in the light of local market considerations, though exhaustive investigations have not been possible in every instance.

3.1.7. Those familiar with the housing market over the long-term appreciate that any analysis is a view at a particular time. The market will undoubtedly vary over the period considered by this study, and it should be reviewed at regular intervals. This is particularly relevant at the time of this study at the start of an economic recession.

### **3.2. Private housing market trends**

3.2.1. Due to the current market downturn resulting from the reduced availability of credit apparent since September 2007, developers, agents and private housing developers confirm a significantly downturned local housing market. The three largest volume housebuilders have temporarily stopped land acquisition in response to reduced demand for new housing, preferring instead to rely on their current land banks. Developers are in particular wary of large schemes of flats, volume sales of which were highly dependent upon the buy to let market that relies on short-term capital growth, and which were frequently financed by mortgage schemes that would no longer be viable. No one can predict the length or severity of the current downturn, but its effect will evidently be to limit market capacity in the short term.

3.2.2. Property experts predict that after a period of re-adjustment underlying demand will return to recent levels, albeit at re-structured prices. The market emphasises that there must be a balanced delivery of a mix of house types, and an over-reliance on one type of dwelling, such as flats, creates over-supply and low demand problems.

3.2.3. Because of these recent market difficulties, there is now evidence that residential land values have decreased by around 30% - 40% since September 2007, depending on individual and local circumstances. The most obvious change in the land market is that developers are less willing to compete against each other to acquire sites, and 2009 is likely to see a further softening of price due to this reduction in demand.

3.2.4. A number of recent research reports corroborate this position: Savills reported in December 2008 that transaction levels in all markets are at an all time low, down by between 60% and 65% from the peak of September 2007. In the new build market, this figure could be as much as 80%, unless very substantial price cuts have been made.

3.2.5. The consequence of this is that the price of new homes has fallen faster and further than the mainstream UK market. While average prices fell by some 14.6% in the ten months to October, according to the Nationwide indices, new build prices have typically fallen by 15% to 25%. In some markets, an overhang of unsold stock means values have fallen even further.

3.2.6. Knight Frank's Residential Development Land Index showed similar falls in the value of residential sites over the past year. In November 2008, the Nationwide reported an annual 13.9% fall in average house prices (monthly 0.4%), significantly less than that seen in October when house prices fell by 1.3%. In January 2009, the Halifax states that for 2008 as a whole, prices fell 16.2%, down to the levels of August 2004.

- 3.2.7. Land trading has, with few exceptions, completely halted, as buyers for standard development sites with planning permission have all but disappeared. However, deals have been salvaged by restructuring to include joint ventures, build licences and phased payments, thus minimising the loss of overall value.
- 3.2.8. Not only have rates of sale slowed dramatically and achieved prices fallen rapidly, but developer confidence in future price movements remains negative. Land values have fallen sharply, in urban areas by 52% since September 2007. Values are now 43% lower than in 2001, according to the Savills land price index. The similar sized fall of 48% in the value of greenfield development land during the last year is more rapid than was seen in the early 1990's when development land values fell by 60% over a two year period, at a time when house prices fell by 20% over a longer period.

### **Future prospects**

- 3.2.9. The return of investment activity in the UK residential sector will be an early indicator of a change in market sentiment. Given that constraints on access to debt are likely to continue to suppress demand from the buy to let sector, equity investors are likely to be the first to respond to signals of an impending upturn.
- 3.2.10. Expectations are that a renewal of equity investment will be concentrated first in prime central London, London, the South East, together with the more affluent university cities, where housing scarcity is greatest, with good prospects of long term capital and rental growth.
- 3.2.11. Once the market does turn, first time buyers will re-enter the market, driven by the renewed affordability of owning over renting, with shared ownership schemes in high demand, for example, the government's Homebuy scheme.
- 3.2.12. The government's house building targets of 200,000 annual completions appear now to be impossible to achieve, with just 75,000 likely to be started in 2009. Residential development will not proceed until site values increase sufficiently to incentivise owners to release land. This will happen in due course as the market recovers, and developers are seeking to re-negotiate the terms of Section 106 requirements to achieve viability.
- 3.2.13. Land with higher infrastructure or remediation costs will experience a deeper and more prolonged downturn in residual site values. This may have significant implications for deliverability conclusions, and the five year land supply. Many complex sites will currently be unviable, and assumptions need to be made about delays in delivery.
- 3.2.14. Property experts expect a gloomy 2009, with a recovery in 2010 - 2011. The government's rescue package may not have averted recession, but intervention and policy initiatives look set to ease liquidity slowly. This will improve mortgage availability and increase residential market turnover towards levels more usually seen in a downturn, rather than the historic lows currently being experienced. Interest rates have already fallen sharply and it is anticipated further cuts as the economy weakens. The rate was cut

from 2% to 1.5% on 8 January 2009, and the probability is that it will fall to below 1%, before rising again as the economy strengthens beyond 2010.

### **Medium/long term prospects**

- 3.2.15. Whilst short-term demand has fallen, medium and long-term demand is still considered by the market to be strong. This is underpinned by government policy to deliver a much increased level of housing to meet a national shortage, arising from a continuing high level of new household formation. In the medium term, the housing land market in the West Sussex coastal area will continue to be comparatively strong for most house types in all locations, whilst housebuilders and private vendors will adjust prices to align with demand.
- 3.2.16. It is considered that, due to the historically strong land values in the area, it is unlikely that many sites will become unviable because of abnormal development costs or competing land uses.
- 3.2.17. Most abnormal development costs should be able to be absorbed without falling below the value for alternative uses, such as general employment and warehousing land. Housing land is worth at least £400,000 more per developable acre than employment land, which enables most community gain packages and abnormal development costs to be allowed for, still producing a higher land value. Economic viability is therefore unlikely to be in doubt for the housing sites identified in this study. The Home Builders Federation (HBF) has welcomed the fact that we assess an overview of viability in relation to planning obligations.
- 3.2.18. Each identified site has a dwelling yield attributed based on the characteristics of the particular site, as well as a consideration of the market. For some sites proposals will be sufficiently advanced that a yield will already be indicated from either a masterplan or from a planning application. However, for many sites a yield has been assessed. The starting point for assessing yield was the generation of indicative yields through the use of density multipliers, which provides an indication of the likely levels of housing provision.
- 3.2.19. However, every site is different and therefore the density multiplier is only an initial indication. In some cases, indicative layouts of typical sites have been used as a basis for considering appropriate developments and therefore yields.
- 3.2.20. Housing availability studies are about informing the decisions to be made in the LDF about the relationship between housing provision and supply based on what is possible and what is desirable, but also what is probable. There are very many factors affecting whether an opportunity should be used and is likely to be developed, and design considerations are only one part of this spectrum of relevant issues. The design that proves to be 'right' for a site when it is eventually developed may well be different from, though just as appropriate as, what is suggested during the study, and for this reason, annual monitoring by the Council is an essential element of the SHLAA.



- 3.2.21. In accordance with the Practice Guidance, a Stakeholder Panel was established for the Adur, Worthing and Arun SHLAA. It was agreed that this Panel would assist the SHLAA by assessing about 30 brownfield and greenfield sites across the study area, typical of the kind of sites included in the assessment. This exercise was carried out during October and November 2008, and the comments and conclusions have been incorporated into the site assessments. These views have all fed into revisions to this overall assessment of the market.
- 3.2.22. Set out below is a selection of schemes currently, or soon to be, on the market. These were sourced from the surveys, from discussions with the Stakeholder Panel, from local newspapers, developer's websites, and generic websites such as The Right Move.

Developer/agent	Location	Dwelling types
Crest Nicholson	Bridges Bank, Shoreham-by-Sea Kings Quarter, Worthing	3-bed townhouses, £285k - £320k 1 & 2-bed flats, £150k - £180k
Bryant Homes	Sussex Wharf, Shoreham	2-bed flats from £175k
King & Chasemore	West Lane Lancing	3-bed semi, £190k, 4 bed semi £270k
Hamptons	West Beach, Shoreham (beach front)	4-bed detached, 3 baths, £850k
Persimmon	'Twenty Four', Hawthorne Road, Bognor Regis North Bersted, Bognor Regis	1 & 2-bed flats, £110k - £160k 2 - 4-bed traditional houses
Roffey Homes	The Esplanade, Bognor Regis Mill Field Lodge, Worthing Glynde House, Worthing Marine Parade, Worthing Red Admirals Angmering Heene Road, West Worthing	1 - 3-bed flats, £240k - £350k
Henry Adams	Victoria Place, Bognor Regis	2-bed flats, £123k
Berkeley Homes	'Horizon', Rustington	2-bed flats, £225k - £375k
Hamptons	Forest barn Mews, Castle Goring	3 & 4-bed houses, £495k - £550k
McCarthy & Stone	Penfold Road Worthing Church Street, Littlehampton Hawthorne Road Aldwick Worthing road, East Preston	1 & 2-bed retirement flats, from £160k
George Wimpey	Lavender Gardens, Littlehampton The Limes, Rustington	3 - 4-bed houses, £200k - £300k 2 & 3-bed terraced, from £200k
Jacobs Steel	West Avenue, Worthing	2-bed flats, £230 - £250k
Bryant Homes	Shoreham Harbour Eden Park, Littlehampton	3-bed terraced, £230k 3 & 4-bed semis & terraced, £220 - £250k
Cubitt & West	Toddington Lane, Wick	4-bed townhouses, £250k

- 3.2.23. Discussions with developers and agents sought views on the state of the housing market, land values in different parts of the study area, sales values, the types of development targeted by developers on different sites, and sales rates. The house building industry

generally still works in imperial rather than metric measurements, and rather than confuse the situation with a mixture of both, or use metric for the sake of convention, we have opted here to use imperial measurements, such as sq. ft. and acres.

3.2.24. The following individuals and organisations assisted discussions:

Name	Organisation
Marie Nightingale	Persimmon
Paul Bedford	Persimmon
Ben Cheal	Roffey Homes
Scott Chamberlin	Gleeson Homes
Craig Noel	Strutt & Parker
Chris Pelling-Fulford	Worthing Homes
David Adams Anthony Greenwood	Henry Adams
Gareth Williams	Cluttons
Mike Jones	Rydon Homes
Charles Wiggins	Cliveden Homes
Anthony Hawkins	Bell Cornwell
Pete Bland	Berkeley Homes

3.2.25. PPS3 advises that LPAs should take account of Strategic Housing Market Assessments (SHMAs) when developing planning policies for housing provision. The local authorities across West Sussex have commissioned GVA Grimley to prepare an SHMA. The Coastal West Sussex Housing Market extends along the South Coast from Hove to Hayling Island and inland to the A283 Corridor and Midhurst. This includes Adur, Arun, Worthing, in addition to Chichester. The main points of the SHMA as it relates to the SHLAA are as follows.

3.2.26. According to GVA Grimley, house prices in Coastal West Sussex are below the South East average. Prices range from £216,300 in Worthing (19% below the regional average), to £223,800 (16.5% below) in Adur, to £236,600 in Arun (12% below). These HM Land Registry recorded values were from 2007, so the actual values will have reduced by some 16% by January 2009 in line with national averages, but the values relative to the regional average will remain constant.

3.2.27. In Arun and Adur Districts there is a strong price premium for flats/maisonettes (44%/47%) but with prices for terraced and semi-detached properties broadly tracking the regional average. In Worthing there is again a premium for flats, while prices for semi-detached and terraced properties are marginally below average for the South East

3.2.28. While the market for flatted schemes has performed very strongly over the last few years, this has been supported by an investment market alongside occupier demand. The flatted market is an area which is particularly vulnerable to a market correction associated with some of the short-term market dynamics.

- 3.2.29. The retrenchment of first-time buyers, linked to changes in lending criteria and requirements for deposits, together with tightening lending criteria and increasing borrowing costs have impacted on investors. The aggregate impact has been a significant slow down at the lower end of the market, typically for properties up to £220,000. The knock-on effect of this affects the entire market; with few first time buyers households are not being able to trade up, and almost every sale is interrupted by a broken chain.
- 3.2.30. The market in Coastal West Sussex has been typified by a very strong retirement market, fuelled by households trading down in size and value, attracted by housing that is below the regional average, with the advantages of being close to the sea.
- 3.2.31. The housing stock is focused towards smaller properties. Two and three-bedroom properties are most abundant (est. 68%) with levels of flats/maisonettes above average, particularly in Worthing. Detached housing (including bungalows) is the most prevalent house type (30%). Owner-occupation is above average at 79% with a small social sector overall which has been stable in size over the last five years. Private renting is below average, but we would expect this sector to have grown in recent years.
- 3.2.32. Housing affordability is a significant issue; housing supply has not been able to keep pace and the affordability of market housing has reduced as a result. This has resulted in growth in the need for affordable housing. The private rented sector also plays an important role in meeting demand from those who cannot afford to buy.
- 3.2.33. The ability to service affordable housing need is influenced by levels of affordable housing supply. Across the Coastal Housing Market, just 11% of the housing stock (22,300 properties) is in social sector ownership. Over the last five years, construction of new affordable homes has managed only to maintain rather than grow the quantity of social housing, as a result of losses through the right-to-buy.
- 3.2.34. Over the past year there has been a sharp loosening of market conditions. Effective demand has fallen, and it has been noted earlier that prices have fallen by some 12% over the last year, with the new homes market falling by 15% - 25%.
- 3.2.35. Undoubtedly, the markets for flats has been the hardest hit, including the many retirement schemes under construction. The key according to developers and agents, is location, and schemes on or very close to the sea front have suffered less than developments inland especially in relatively unattractive suburbs. There is more interest in traditional 2-storey housing, but a continuing inability to complete contracts because of broken chains arising from the lack of first-time buyers.

### **3.3. Residential land values**

- 3.3.1. Land values for open market housing in the Adur, Worthing and Arun area increased significantly between 2001 and 2007, and before the recent collapse, ranged from around about £1.1 million to £1.8 million per net developable acre of open market housing,

depending on the precise location and suitability to a particular market. These values were reported in the three individual Urban Housing Potential Studies for each Council of 2004, 2005 and 2006.

- 3.3.2. Land values are currently theoretical because of the current problems in the housing market, which means that few, if any, developers are contemplating further land purchases, preferring to build out sites currently under construction. If, as the Knight Frank Residential Development Land Index reports, land values have fallen by 30%, the range will be about £750,000 to 1.2m per acre, assuming there are any purchasers who can secure finance.

### **3.4. Coverage, saleable floorspace**

- 3.4.1. In order to establish housing land values, assumptions need to be made about the likely saleable floorspace of the dwellings, in order to generate an overall sales turnover. The total floorspace is referred to as 'coverage', which measures the efficiency of a residential scheme, and evidently varies according to the individual type of scheme. This is not simply a matter of housing density, but the amount of saleable floorspace that is accommodated in a unit area, and which governs the sales turnover, and hence the land value, of a housing scheme.
- 3.4.2. For example, a development of 16 units/acre (40 dph) could be a mix of 2 and 3-bed 2-storey units at 600-800 sq. ft each, giving an overall coverage of only 11,200 sq. ft. per acre (sfa). This would be regarded as inefficient coverage. However, the vast majority of housing schemes are now relatively efficient, ranging from around 15,000 to 18,000 sfa for predominantly 2 - 2.5 storey development, and up to 18,000 - 24,000 sfa for 2.5 - 4 storey scheme.
- 3.4.3. An efficient scheme of 16 units /acre (40 dph) would be likely to include a mix of larger 3-bed units with a higher average floorspace of say 1050 sq.ft, which would result in a scheme of 16,800 sfa, as opposed to 11,200 sfa. A recent trend is that developers are finding, with the relaxation of density standards encouraged by PPS3, coverage is reducing to an average of about 16,000 sfa. There is often a diminishing return on the third storey in townhouses, since lower sale prices per sq.ft are achieved, and there comes a point where a higher land value can be generated on traditional 2-storey dwellings.
- 3.4.4. With that proviso, coverage has a major effect on sales turnover, and in turn, land value, which is a consequence of the relationship between sales turnover and development costs, profit, and overhead. Total turnover, and hence, land value, is dramatically increased by greater coverage. It must also be understood that the overall scheme and its density must be designed to accord with the character of the surrounding area.

### 3.5. Sales prices and rates

- 3.5.1. In terms of achievable sales prices, the open market for housing schemes in Adur, Worthing and Arun generally varies from around £150 up to £300 per sq. ft (down from £190 - £380 per sq.ft.) in the more attractive areas, and for up-market specifications. The schemes that generate the highest sales values are those on the sea fronts. There are significant variations taking account of individual circumstances and precise location, with the highest values achieved in Worthing and Bognor Regis, and lower values in Shoreham-by-Sea and suburbs well away from the sea front.
- 3.5.2. Values are also affected by the size of the site, reflecting return on capital employed across a period of time, the cost of financing a purchase compared with the time taken to receive all site sales value. Sales rates obviously have a major effect on the overall financing, and most larger projects will seek to achieve around 35 - 40 sales per year in order to justify the land economics upon which the land purchase is based.
- 3.5.3. Currently, sales are much reduced, with 1 or 2 sales per month being common, which if replicated across the year, will result in annual rates of around 15 dwellings per year, which would be disastrous particularly for the volume house builders who require high volume sales across the country to justify overheads and to maintain economies of scale. Smaller developers have attempted to minimise sales rate falls by price adjustment to reflect market demand. The volume builders have the ability to offer considerable incentives to purchasers, including shared equity, whereby the developer retains a share (typically 25%), until such time as the property has increased in value to enable the purchaser to take 100%.
- 3.5.4. Sales rates are not only governed by the capacity of the market, but also, particularly in flat schemes, by achievable construction programmes. Value is also obviously affected by development costs, physical as well as costs derived from planning and other legal agreements.
- 3.5.5. A summary of the market in terms of the theoretically achievable land values, sales price per sq. ft, coverage and house types is shown in the table below:

Land value / net dev acre	Sale price/sq ft	Coverage sq ft / acre	Target house types by market
£750,000 to 1.2m per acre (£1.85m - £3m per hectare)	£150 - £300	15,000 - 18,000 for housing 20,000 - 24,000 for flats	Preference of developers is for traditional family housing with gardens. Many current new developments are for a mix of 1 & 2-bed flats and townhouses on 2.5 and 3-storeys. Specialist developers target the high density retirement market. Up-market schemes can achieve high prices in the best locations.

- 3.5.6. Overall, it is considered that, due to the still relatively high land values in the Adur, Worthing and Arun area, compared with competing uses such as employment land, it is unlikely that community gain obligations or abnormal development costs would adversely affect the economic viability for housing of any of the identified sites, and this has been endorsed by the Panel in considering actual sites.
- 3.5.7. Most abnormal development costs, (such as piled foundations, or remediation of contaminated land) can be able to be absorbed without falling below the value for alternative uses, such as general employment and warehousing land, (as opposed to office and retail); employment land (B1/B8) is worth about £200,000 per acre across the district. Housing land is worth at least £400,000 more per developable acre than employment land, which enables most instances of abnormal development costs to be allowed for, including affordable housing, still producing a higher land value.
- 3.5.8. Viability is an issue that may start to be raised by developers in negotiating planning obligations if the market does not recover, or indeed falls back still further. The other unknown issue is the effects of the Community Infrastructure Levy.

### **3.6. Residual valuation**

- 3.6.1. To test the application of the market assessment and consider the achievability of sites, a small number of development appraisals have been undertaken for Arun, Adur and Worthing Councils. The purpose of the development appraisals are to test the viability of the sites for residential development in the current and future market context.
- 3.6.2. The case-study sites were chosen by each Council on the basis that they reflect a number of issues that brownfield sites across the area are currently facing – such as the relative land values between competing land-uses, the impact of Section 106 contributions or high cost of abnormalities such as flood prevention.
- 3.6.3. The critical viability issue is identifying the level that the land value has to reach before the development is considered viable and to establish reasonable landowner expectations of a residual land value, once all costs have been deducted. The approach we have taken is to assume that if a valuation arrives at a site value which is in reasonable excess of the current or alternative site value, the landowner will be targeted by developers, and the site will be delivered through the operation of the market.
- 3.6.4. Therefore, the definition of ‘viability’ for the purposes of this assessment is the attainment of a site value sufficiently in excess of the current site value that all stakeholders, including the purchaser and landowner, acting reasonably and rationally, would accept, thus securing delivery of the proposed development.
- 3.6.5. It should be noted that the development appraisals undertaken are based upon the best available knowledge at the current time. They provide an indication of the current situation but clearly, not all landowners will adhere to the same concept of reasonableness and rationality in defining viability.

- 3.6.6. In addition, development appraisals should be regularly reviewed as the situation will change in relation to both the market context and the level of detail available for costs (e.g. cost of contaminated land remediation) as more detailed technical work is undertaken.

**Arun case study site: Land south of Bramley Green, Angmering**

- 3.6.7. The case study site is a 5.4ha site situated to the southern edge of Angmering. The site currently comprises car hire and sales, horticulture, storage and residential uses. Part of the area is also vacant scrubland. The northern part of the site is allocated for housing and the southern part of the site falls with a strategic gap and allocated for proposed open space within the Arun Local Plan 2003. A development brief setting out the infrastructure contributions arising as result of the wider Roundstone Development has been produced and adopted as Supplementary Planning Guidance. In addition, Arun District Council's Core Strategy Options for Growth Document identifies the wider area as potentially suitable for 500 homes (Option 1) or 1,500 homes (Option 3).
- 3.6.8. The site assessment concludes that redevelopment of the site for a mix of uses (employment and residential) is appropriate with 100 dwellings delivered on the site. There are not considered to be any major site issues affecting viability.
- 3.6.9. The development appraisal assumes: a) retention of 1.4ha for employment / commercial uses, b) 15% affordable housing (in line with existing Site 4 policy but less than the normal affordable housing requirement) of the adopted local plan.
- 3.6.10. From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of the developer to complete and sell the housing in this area is good within an improved market.
- 3.6.11. A second assessment was carried out assuming that the required affordable housing contribution was 40%, which is the normal policy requirement for a site of this kind. This assessment identified that, in this location, a site of this kind would be economically viable at up to 30% affordable housing provision and with higher sales values at up to 35%.

**3.7. Overall conclusion**

- 3.7.1. As an overall conclusion, and despite the recent downturn, a summary of the views of agents, private housing developers and housing associations confirms a relatively strong underlying local market for both open market and affordable housing, which is temporarily depressed, but which is anticipated to be relatively strong in the foreseeable future.

- 3.7.2. No-one can predict accurately how long a recovery in the market will take, but most accept that markets operate in cycles. The last housing recession started in 1990 and did not recover until about 1995, but was caused by different economic circumstances.
- 3.7.3. The Councils will need to monitor carefully the housing market over the coming years in order to be able to respond in whatever way it can to assist in the provision of housing across the market area. This should be carried out when the annual SHLAA review takes place. This should investigate:
- Changes in developer house type preferences reflecting consumer demand
  - Changes in selling prices and sales rates
  - Factors affecting construction costs, including CIL and the Code for Sustainable Homes
  - Changes in land values
  - Changes in developers' ability to fund infrastructure and a community gain package.



## 4. Sites with Planning Permission for housing

### 4.1. Introduction

- 4.1.1. A major change from the previous system of Urban Potential Studies is the inclusion of sites with existing consent for housing development. The inclusion of this material is intended to provide a comprehensive view of the likely housing coming forward within an area.
- 4.1.2. Sites with planning permission for housing are the most deliverable, having already overcome any barriers to the principle of development from the planning system.
- 4.1.3. Sites with permission for housing in Arun District at 1 April 2008 are set out in a separate table in appendix 2. The analysis of sites is split between large and small sites (more or less than 6 units) in order to reflect the information coming forward from site specific sources in later sections.
- 4.1.4. Monitoring information has been provided by West Sussex County Council based on the annual returns at 1 April 2008. The assessment of deliverability for large sites has been made having regard to the views of Council officers, in consultation with developers and agents. For small sites, the County Council operates a discount for non-implementation of permissions, assuming only 45% of sites not started will be delivered.
- 4.1.5. Sites with planning permission on both brownfield and greenfield locations have been included, as have sites within any settlement in the District. This differs from the approach regarding site specific opportunities as the planning permissions have already been given and therefore form part of the available land.
- 4.1.6. Planning policy is likely to retain an increasing focus for development on brownfield locations within settlements and that is why the study concentrates on these locations in the first instance to identify current opportunities, set out in Section 5, before potential greenfield site opportunities for further investigation through the plan making process are considered in Section 6. This is consistent with a 'brownfield first' or 'sequential' approach to potential site selection.
- 4.1.7. Each planning consent will be limited by condition requiring commencement within 3 years or 5 years before 2006. Generally, the market for such sites is good, even allowing for current market conditions and it is considered that the majority will come forward for development during the next 5 years.

### 4.2. Large sites

- 4.2.1. The table in appendix 2 shows that a total of **2554 dwellings** (net) may come forward from large sites with current planning permission.

### 4.3. Small sites

- 4.3.1. Figures for small sites (less than 6 dwellings) with planning permission have also been provided and included in appendix 2.
- 4.3.2. A total figure of **362 dwellings** (net) is generated from this analysis, made up of 202 dwellings already started and 220 dwellings not started and taking account of a loss of 60 dwellings.

### 4.4. Summary

- 4.4.1. Analysis indicates that a total of **2916 dwellings** (net) have planning permission for development as at 1 April 2008 and are considered deliverable.
- 4.4.2. The figures provide a clear indication of the level of housing which might come forward and there is considered to be no material reason why the full number cannot be achieved.
- 4.4.3. There may be some instances when sites do not come forward for unforeseen circumstances. However, it will be equally the case that, because of the absence of 100% knowledge of the future, other sites do come forward in the short term which otherwise have not been identified which will make up for any loss.
- 4.4.4. Given the absence of any windfall allowance in the first 10 years, it is considered wholly appropriate to adopt this approach as any sites coming forward within the short term will not be counted elsewhere.
- 4.4.5. It will, however, be for the Council to continually monitor the provision of housing land and completions in order to confirm that the figures are being achieved.

## 5. Site specific sources within settlements

### 5.1. Introduction

- 5.1.1. The identification of a range of sites from various sources is discussed in earlier sections; including sites previously proposed for development and those promoted through the 'call for sites' process. From this wide range of sources 215 sites were identified within the study settlements. Each site was mapped on the GIS base and linked to an access database to store information about the site and the assessment of its potential for housing.
- 5.1.2. These sites were visited by officers from the Council. Based on initial site assessments and an understanding of previous planning history where appropriate, the consultant team has identified a total of 40 sites within settlements which are considered to provide opportunities for housing within the current policy framework.
- 5.1.3. The list of these sites is included in appendix 5 and each is considered in detail in appendix 4. For each site, consideration of its particular characteristics, assessment of the local market and owner expectations all combined to provide a likely yield for the site and, in line with the practice guidance, was indicated in one of three time periods.
- 5.1.4. A large number of sites were considered as not being suitable, available or achievable and these are included in the list of rejected sites in appendix 3.
- 5.1.5. A number of sites identified through the study, mainly from promotion by landowners or developers, were outside of existing settlement boundaries, within the countryside. These are considered not currently developable. However, they may be acceptable in the future if policy changes are made in Core Strategies or other DPDs resulting from requirements in the South East Plan to provide additional housing land. As a result, the future potential from these sites has been assessed, and the results of this exercise are set out in Section 6.

### 5.2. Findings

- 5.2.1. The analysis of sites indicates that from a total of **40 sites** identified across the study area, a total of **1648 dwellings** could potentially be developed in the period to 2023. The majority of these are considered likely to be developed in the period before 2018, within the first 10 years.
- 5.2.2. Within these figures there are a range of sources of housing which has been identified and the following sections break down the total figure above into the individual sources.

ALLOCATED SITES

- 5.2.3. A total of 26 dwellings have been identified as likely to come forward on a site which was previously allocated for housing in the Arun Local Plan 2003 (although subsequently removed). There remains a commitment to bring forward this site and it is considered to provide realistic opportunities for housing development.

BOGNOR REGIS MASTERPLAN

- 5.2.4. Arun District Council published a long term masterplan for Bognor Regis in November 2004 which identifies quarters where development could contribute to the creation of a vital and viable town centre. A total of 395 dwellings have been identified from 4 sites identified in this masterplan.

LITTLEHAMPTON VISION

- 5.2.5. This non-statutory vision and masterplan for Littlehampton town centre and harbour area was published in July 2004. This SHLAA has identified 3 sites within settlement boundaries and the identified Vision areas of opportunity which are suitable, available and achievable for housing, providing a total of 217 dwellings.

SITES WITH PLANNING PERMISSION AFTER BASE DATE

- 5.2.6. A number of potential sites considered during the course of the study have received planning permission since the base date of 1 April 2008.
- 5.2.7. A total of 392 dwellings are therefore identified from this source as being demonstrably suitable, available and achievable.

EMPLOYMENT SITES

- 5.2.8. A number of the sites identified are presently in employment use. These are generally small sites in marginal employment locations often set within residential areas.
- 5.2.9. The protection of employment uses in order to provide for a balanced local economy remains a key aspect of sustainable development and to meet the economic needs of the coast and therefore the significant loss of employment land is resisted.

OTHER GREEN FIELD SITES

- 5.2.10. 320 dwellings are anticipated to come forward from other identified greenfield sites within the study settlements. These will come forward from a range of sites, including vacant open areas, former nursery sites and land subject to existing agricultural uses.

OTHER BROWN FIELD SITES

- 5.2.11. 298 dwellings are anticipated to come forward from other identified brownfield sites within the study settlements. These will come forward from a range of sites, including conversions of existing buildings, to redevelopment of land and buildings.

**5.3. Summary**

- 5.3.1. Following the methodology set out in Section 2 sites identified from the variety of sources have been assessed. Appendix 3 identifies all those sites which were identified but not considered to represent an opportunity for housing development, i.e. not currently developable.
- 5.3.2. Appendix 5 Site yield table lists the sites likely to come forward for housing and the potential housing yield split into 5 year periods. The detailed site assessment forms for these sites are set out in appendix 4.
- 5.3.3. The total number of identified dwellings from all sources (on sites of 6 dwellings or over) is **1648 dwellings**.

## **6. Site specific sources outside settlements**

### **6.1. Introduction**

- 6.1.1. Planning Policy Statement 3 (PPS3) Housing requires local planning authorities to consider options for accommodating new housing growth and these options could include expansion of existing settlements through urban extensions.
- 6.1.2. The SHLAA Practice Guidance supports the surveying of specific locations outside of settlements for future housing potential. The “call for sites” consultation identified a number of these sites which landowners and developers wished to be considered as part of the SHLAA.
- 6.1.3. The Practice Guidance also requires that, where there is a shortfall of available housing sites compared with requirements, a SHLAA should identify broad locations for development which could include small extensions to settlements or where signalled by the relevant RSS major urban extensions, growth points, growth areas, new free-standing settlements and eco-towns.
- 6.1.4. However, this SHLAA cannot replace the appropriate process of plan making, which is the LDF. If this study, without appropriate public consultation and consideration of options, were to identify preferred locations for development, this would negate the LDF process and raise significant issues for the role of plan making.
- 6.1.5. Therefore the following analysis seeks to identify opportunities for future housing provision outside of existing settlements as evidence for the Arun LDF. This evidence will then be rightly considered through the appropriate plan making process in order to identify appropriate locations for development.
- 6.1.6. Key to this process will be the Core Strategy and its spatial strategy for the location of the future housing requirement for Arun. That strategy is currently being developed and consultation has recently taken place on a range of strategic options for growth. It may be that the strategy finally concludes that the most sustainable form of development will be for housing to be provided in a small number, or one, urban extension rather than dispersed through a number of sites across the District.
- 6.1.7. As part of undertaking Stage 7 of this SHLAA, the consultant team has concentrated on assessing specific identified greenfield sites which could form small extensions to existing settlements, rather than seeking to assess broad locations or other growth options, which the Council may need to undertake as part of Stage 9 of the Practice Guidance. Within this context, larger growth proposals, such as the Ford eco-town, have not been subject to in-depth analysis, although the potential from such proposals has been highlighted in the overall housing capacity identified.

- 6.1.8. The methodology adopted in assessing site specific opportunities is set out in the section below, followed by the findings relating to each of the settlements considered.

## **6.2. Methodology**

- 6.2.1. This study seeks to assess sites outside of settlement boundaries which may be potentially suitable for development in the future to meet housing requirements, subject to further analysis and scrutiny through the plan making process. In order to achieve this, a process has been followed to assess sites for development.

### DESIGNATIONS AND CONSTRAINTS

- 6.2.2. Constraints relating to each of the settlements were considered. This follows advice in the Practice Guidance that the scope of any assessment should not be “narrowed down by existing policies designed to constrain development” but that “clear cut designations such as SSSI” (para 21) may be excluded from the areas of search.
- 6.2.3. The initial analysis considered the presence and extent of designations particularly focusing on the edge of the urban area for each settlement.
- 6.2.4. A review of all designations identified in local plans indicated that a certain number of them were considered to be “clear –cut” as they related to resources which were generally irreplaceable without significant cost, if at all.
- 6.2.5. These are generally wildlife, nature conservation and/or geological designations such as SSSI, SPAs, RAMSAR, RIGs, SNCIs and nature reserves.
- 6.2.6. In addition, designations which seek to protect the historic built environment such as Scheduled Ancient Monuments and historic parks and gardens were included in the initial analysis.
- 6.2.7. In terms of landscape, the Sussex Downs Area of Outstanding Natural Beauty and proposed South Downs National Park boundaries were also included in the initial analysis.
- 6.2.8. The initial analysis and later landscape appraisal (see below) have not treated the locally designated Strategic and Local Gaps as identified in the Local Plan as clear cut constraints. Instead, we have accepted the principle of maintaining a gap between settlements and have looked at the contribution that each site makes towards general openness and the aim of maintaining a gap between settlements, through landscape assessment.
- 6.2.9. Finally, Flood Zones 2 and 3 were added to the list as they indicate areas where there may be greatest sensitivity to development.

- 6.2.10. All of these designations were mapped and this is reproduced in appendix 10 on the settlement maps.
- 6.2.11. Areas or sites which are subject to clear cut designations and areas within flood zone 3b were rejected.

#### ACCESSIBILITY

- 6.2.12. Our usual approach in assessing the suitability of locations for development relates to the range of services located within settlements accessible by a range of modes of transport, notably walking and public transport.
- 6.2.13. In this case, the Council has undertaken an assessment of the accessibility of SHLAA sites to a range of local facilities, including to primary and secondary schools, GP surgeries, hospitals and retail services. Each site has been assessed as within 400m, 800m or 1600m of these facilities.
- 6.2.14. This assessment provides a broad indication of the relative accessibility of sites to existing local facilities and services. However, it is recognised that larger urban extensions and freestanding new settlements will provide for a range of facilities and services themselves which may overcome any existing deficiencies. Proximity to public transport services is also an important consideration, although bus routes are susceptible to change and therefore need to be regularly monitored.

#### LANDSCAPE APPRAISAL

- 6.2.15. A key consideration for identifying locations for future urban extensions is the characteristics of the landscape and its sensitivity to change.
- 6.2.16. This study has drawn heavily upon previous material, notably the Arun Landscape Study (Hankinson Duckett Associates, 2006) and the draft Urban Design and Landscape Appraisal Study (EDAW, 2008).
- 6.2.17. Building upon this work, all site specific opportunities identified immediately adjacent to existing settlements were subject to site survey by a qualified landscape architect and conclusions as to appropriateness or not for housing were added to the site assessment proformas. Sites not contiguous with existing settlement boundaries were considered not likely to be appropriate for development on landscape and accessibility grounds.
- 6.2.18. Landscape appraisal information forms the basis for settlement conclusions on the housing capacity of sites. Further information regarding individual sites is included in appendix 11.



NATURE CONSERVATION APPRAISAL

6.2.19. During the preparation of this SHLAA, two separate ecological assessments of potential development sites were undertaken as part of the development of the evidence base for the Core Strategy. We therefore had regard to the draft Arun Habitats Study (EDAW, 2009) and assessments undertaken by the West Sussex County Council ecologist, in coming to our conclusions on sites with future potential outside of settlements

YIELD

6.2.20. In many cases, sites promoted by developers or landowners have been subject to indicative layouts and masterplans which have established potential yields and desired mixes of uses. Where this is not the case, in order to give the Council some guidance about the potential level of dwelling yield from sites outside settlement boundaries, the study has made some basic assumptions about densities, taking account of the need for other land uses on site.

6.2.21. Generally, the larger the urban extension, the greater the need for land to be used for other supporting uses. In the first instance, we have sought to identify the net developable area, that is, the area available for development other than open space, strategic landscaping and distributor roads. We have used the following general guide, although individual circumstances will then need to be applied.

<b>gross area</b>	<b>% gross to net</b>
Up to 1 ha	95%
1-4 ha	80%-90%
4-10 ha	75%-80%
10-50 ha	70%-75%
50-100 ha	60%-65%
100 ha+	50%-55%

6.2.22. Once a net developable area has been established, assumptions need to be made regarding the mix of types of development. A small site is likely to be all housing, whilst a large urban extension, over 500 dwellings, will have a correspondingly lower proportion of net housing land since there will be a requirement for employment, retail and community uses including primary schools, in addition to infrastructure and open space. We have used standard land budget assumptions regarding other appropriate uses.

6.2.23. Once a net developable area for residential uses has been established, average densities reflecting the requirements of PPS3 and the character and location of each site have been applied.

6.2.24. In addition, we have looked at an adjacent urban fringe neighbourhood that appears to function well and have identified its net residential density. This has then been used to

inform the greenfield site yield, taking care to make an allowance for the other land uses which should be located within a sustainable urban extension.

### 6.3. Findings

#### **Aldwick, Bersted, Bognor Regis, Felpham, Middleton-on-Sea, Pagham**

- 6.3.1. There are few major designations which provide a clear cut constraint to development around the western, northern and eastern edge of this extensive urban area, comprising the settlements of Aldwick, Bersted, Bognor Regis, Felpham, Middleton-on-Sea and Pagham. On the south western edge of Pagham at Pagham harbour is a site of national importance for nature conservation and there are existing and proposed areas of open space to the north of Bognor Regis and Middleton-on-Sea. The major constraint is the extensive floodplain which extends to include land between Bognor Regis and Felpham and to the north of Bognor Regis, Felpham and Middleton-on-Sea. There is also a separate floodplain area to the south and west of Pagham. The existing Local Plan identifies Strategic Gaps between Bognor Regis and Chichester, Pagham and Selsey and Middleton-on-Sea and Littlehampton.
- 6.3.2. Sites to the north and north west of the greater Bognor Regis area immediately adjoining the existing urban fringe are closer to a broader range of facilities and services than sites promoted elsewhere in the vicinity of the settlements. Sites to the north and north west of Bognor Regis are within 1600m of a secondary school and hospital. However, sites to the west at Pagham (Rose Green) are closest to an existing GP and primary school.
- 6.3.3. In landscape terms, land to the north west of Bognor Regis, at Morells Farm, has potential for development within its eastern and southern parts, provided a substantial landscape buffer on the outer edge is provided. Development would be less appropriate in the northern part of the area where it would extend beyond the northern limit of North Bersted. However, a westward continuation of the proposed Bognor Regis Relief Road would create a new physical boundary and with appropriate treatment this road, together with adjacent planting/open space within the site to integrate the route into the landscape pattern, offers the potential to provide a long term, integrated edge to the settlement.
- 6.3.4. There is also some potential for accommodating development in the eastern parts of land to the west of Pagham (most notably in the north eastern part south of the chalet park). However, in landscape terms, the site as a whole compares much less favourably to land to the north west of Bognor Regis, it lies in a more sensitive location close to the harbour and related areas of nature conservation and development in this vicinity could affect its setting and sense of remoteness.
- 6.3.5. Other small sites to the west of Bognor Regis at Pagham/Rose Green, land north west of Hook Lane and Pinecroft Stables also have no major landscape constraints and have potential for more limited development.

- 6.3.6. To the north of Bognor Regis, the rife landscape forms a logical edge to the settlement at this point and even in the absence of the potential road and the apparent flood constraints, land north of Rowan Way is considered unsuitable in landscape terms for development. Land to the north of Middleton-on-Sea is also considered not to have potential in landscape terms. Part of this land has existing and proposed open space uses, part contributes and forms an important part of the setting of older buildings along Ancton Lane and the remainder of the land is open and apparent in views from the more open arable landscape to the north.
- 6.3.7. We conclude that sites 27, 31, 69, 117, 125, FP1, P15 and P20 outside settlement boundaries within the Bognor Regis and Pagham area may provide future potential subject to further consideration through the plan making process.

### **Angmering**

- 6.3.8. There are no major designations which provide a clear cut constraint to development around the settlement of Angmering, although the proposed boundary of the South Downs National Park extends close to the north eastern part of the settlement. The conservation area extends to the settlement edge to the east and west of Angmering off The High Street / Church Road. A small area of floodplain exists on the western side of the settlement. The existing Local Plan identifies a Local Gap between Angmering and Littlehampton.
- 6.3.9. In broad terms, sites to the east and south of Angmering are closer to a broad range of facilities and services than sites to the north. Sites to the south of Angmering are within 400m of a secondary school.
- 6.3.10. Land on the south eastern side of Angmering is unconstrained in landscape and visual terms and sites in this area have potential for development. Land on the north eastern side of Angmering has potential for development provided that it is confined to western parts which are relatively contained in character and already developed for agricultural buildings and small storage yards.
- 6.3.11. Land to the south of Angmering is important as part of the buffer and separation between Angmering, the A259, and north eastern edge of Littlehampton/Rustington. Land to the east off the High Street may not have potential due to potential impact on the conservation area. Land to the north of the settlement may have some potential for development in landscape terms.
- 6.3.12. We conclude that sites 48, 80, 82 and 109 outside settlement boundaries within the Angmering area may provide future potential subject to further consideration through the plan making process.

## **Arundel**

- 6.3.13. The principal designations within the Arundel area which restrict development outside settlement boundaries include the South Downs AONB and proposed National Park to the north of the town, the conservation area and scheduled ancient monument (Arundel Castle) to the north of the town, the extensive river floodplain to the south and east of the town, and areas of national nature conservation importance to the north of the town. Additionally there are areas of local nature conservation importance to the west and east of the town. The existing Local Plan identifies a Strategic Gap between Arundel and Littlehampton and a landscape setting policy for the town.
- 6.3.14. In broad terms, sites immediately adjoining the existing boundaries of Arundel to the north and to the south west of the town are closer to a broad range of facilities and services than sites promoted elsewhere in the vicinity of the town, although no sites are within 1600m of a secondary school.
- 6.3.15. In landscape terms, there may be limited potential for development on land to the west of the town north of Torton Hill Road. Whilst development would be located on elevated land, there is unlikely to be any significant impact from development on the more important views from within the town and no impact on the setting of the landmark buildings.
- 6.3.16. Sites between the Arundel bypass and southern edge of the town are all an intrinsic part of the setting of the historic town and are prominent in views from the bypass. Other small sites to the south east and south west of the town are not as important to the landscape setting of the town but do not offer potential due to flooding constraints.
- 6.3.17. We conclude that sites 53, 59, AB3, AB4 and AB12 outside settlement boundaries within the Arundel area may provide future potential subject to further consideration through the plan making process.

## **Barnham, Eastergate and Westergate**

- 6.3.18. There are no major designations which provide a clear cut constraint to development around the settlements of Barnham, Eastergate and Westergate. A small area of floodplain runs through Barnham covering land to the south west and east of the settlement and a small area of floodplain exists between Eastergate and Westergate. A Barnham Rife Catchment Area has been identified due to flooding problems during 1993/4. The existing Local Plan identifies a Local Gap between Barnham and Walberton and Eastergate and an Area of Special Character which adjoins the north west of the settlement. Two small conservation areas abut open land between Eastergate and Westergate. Open space is designated to the west of Westergate.
- 6.3.19. Sites to the north and north west immediately adjoining the existing boundaries of Barnham are closer to a broad range of facilities and services than sites promoted

elsewhere in the vicinity of Barnham. However, sites to the south of the settlement are closer to the railway station.

- 6.3.20. Land north of Eastergate and north of Westergate immediately adjoining the existing settlements are closer to a broader range of facilities and services than sites promoted elsewhere in the vicinity of these two settlements.
- 6.3.21. The landscape assessment identifies potential for development on land to the east of Barnham to the south of Lake Lane and Halliford Drive where the combination of existing development and good vegetation cover in this area means the sites are discreet. Land is also available to the north of Lake lane at West Hightrees. Land to the north of Yapton Road is also well contained by large glasshouses (apparent from the site) and residential development north of the railway. Land to the north west of Barnham may have potential in landscape terms, provided that proposals do not cause harm to the Area of Special Character and do reinforce the remaining fragile gap between Barnham and Eastergate.
- 6.3.22. To the north of Barnham there exists a very clear and generally unfragmented tract of managed agricultural land that, whilst of indifferent quality, is important to the clear separation of Barnham and Walberton. To the north east, land contributes to the identity of the settlement and the perception of the wider separation provided by the countryside extending north towards Walberton. To the south west of the railway, the land is quite exposed to the west and the north and has a close visual relationship with Barnham Court and the conservation area to the south west.
- 6.3.23. Land to the north of Eastergate, on land east of Collins Close, has potential, in landscape terms, for development as it is well contained from wider aspects by a robust tree belt along its eastern boundary. Land further east of this area may have some potential for development, although parts of this site would be more appropriate for accommodating recreational uses which would retain and respect the site's distinctive structure and character.
- 6.3.24. Two sites immediately north of Westergate are relatively discreet in landscape terms and have the potential to accommodate development although a strong landscape buffer should be created along the northern edge. To the west and south of Westergate, the small scale landscape pattern could accommodate development, although access to these various parcels of land is likely to be a constraint unless a new north-south link is provided. However, a new access road would exert pressure for the development of the western area of promoted land (such development may even be required to fund this road) which is unsuitable for development.
- 6.3.25. Two small areas provide a significant local gap in the otherwise developed frontage of the A29 where Eastergate and Westergate meet and should be retained undeveloped. Other small sites within and adjoining the two conservation areas should also be retained to maintain the open setting of these areas.

- 6.3.26. Should the Council decide that a strategic level of development were to be appropriate in the Barnham/Eastergate/Westergate area, the landscape assessment identifies potential on land to the west of Barnham where, with careful planning, generous open space areas and planting, the identities and separation of Barnham and Eastergate/Westergate could be maintained.
- 6.3.27. We conclude that sites 1, 32, 41, 44, 45, 68, 102, 103, 105, 113, 116, 124, 126, 128, 138, 145, 156, BA2, EA10, EA12, WE1, WE2, WE4, WE5, WE6, WE8, WE9, WE10, WE11 and WE12 outside settlement boundaries within the Barnham, Eastergate and Westergate area may provide future potential subject to further consideration through the plan making process.

### **East Preston, Ferring, Littlehampton and Rustington**

- 6.3.28. There are no major designations which provide a clear cut constraint to development around the urban area which contains the settlements of East Preston, Ferring, Littlehampton and Rustington. The principal constraint is the large area of floodplain which extends to the west and north of Littlehampton and Rustington. A smaller floodplain affects land to the west of Ferring. The Local Plan identifies land on the north west of Littlehampton as contributing to the setting of Arundel, whilst Strategic Gaps are identified on land between Littlehampton and Middleton, Ferring and East Preston and Ferring and Worthing. A Local Gap is identified between Rustington/East Preston and Angmering.
- 6.3.29. Sites east and west of Ferring immediately adjoining the existing settlement are closer to a broader range of facilities and services than sites promoted elsewhere in the vicinity of the urban area although sites to the north and north west of Littlehampton are accessible to a greater number of services. Sites at Littlehampton harbour are the most accessible to retail facilities.
- 6.3.30. Land to the south west of Littlehampton, at Littlehampton Harbour may have some potential for residential development as a subsidiary element to support regeneration for marine-related leisure uses, subject to the resolution of flooding constraints.
- 6.3.31. Land to the north west of Littlehampton at Courtwick Lane may have potential to accommodate some development, particularly to the south nearest the existing A259, which would be partially screened and broken up by vegetation associated with existing buildings. Development in the western/north western parts of the area would be more visible from the Arun valley due to the more exposed nature of this part of the site. If this area were to be developed as part of an urban extension it will be important to ensure that any proposals bring forward significant green infrastructure that integrates development in the views that are available to parts of the site from the valley to the north and west (advance planting would be particularly beneficial).
- 6.3.32. Land to the north of Littlehampton at Toddington Lane also has potential as its character is more in keeping with the urban area than the countryside although it lies currently outside the built up area boundary. The area is generally visually discreet in wider views

from the north and not readily apparent from Arundel being located in the lee of higher ground north of Lyminster. However, the northern part of the site is an important landscape buffer and is also identified as part of a larger Biodiversity Action Plan (BAP) habitat. There also appear to be access issues as the area will require improved access over the railway.

- 6.3.33. A number of small sites are being promoted within the area between Lyminster and the South Coast railway line, to the north of Littlehampton/Wick. In landscape terms, they are generally discreet. However, they appear to be within an area of flood risk and have access constraints which mean they are unlikely to be suitable for residential development.
- 6.3.34. Land to the north of Rustington and south of the A259 appears to be constrained by flood risk and therefore appears unsuitable for development. The land also forms a valuable secondary landscape and visual buffer along the northern edge of the town. Land between Littlehampton/Rustington and Angmering is referred to under the section on Angmering.
- 6.3.35. Land between Littlehampton and Ferring is an important and distinctive landscape area which has a strong visual connection to the countryside to the north with the rising downland apparent rising up to Highdown Hill. Any development that occurs within this area would be readily apparent across most of the gap and once one parcel is developed it would be difficult to constrain further growth. Replacement of the mobile home park may be desirable in landscape terms, but almost all of the land appears to lie within the flood plain and is therefore unlikely to be suitable for development. Three small sites lie to the north of the railway line on the north western edge of Ferring and make no real contribution to the gap in landscape terms and may have potential for development.
- 6.3.36. Development of any of the land to the south east of Ferring would cause significant harm, and would be readily visible. Development would also intrude into an area which is one of the last remaining undeveloped parts of the coast within the area. Land to the north east of Ferring east of Green Park may have some potential for development without significant landscape/visual impact, subject to a robust planted buffer to the east.
- 6.3.37. We conclude that sites 2, 15, 35, 39, 72, 84, 100, 110, 142 and LU18 outside settlement boundaries within the East Preston, Ferring, Littlehampton and Rustington area may provide future potential subject to further consideration through the plan making process.

### **Findon**

- 6.3.38. The principal designation within the Findon area which restricts development is the South Downs AONB and proposed National Park which covers the whole settlement. The Local Plan also identifies a Local Gap between Findon and Worthing, to the south.
- 6.3.39. Sites north and east of Findon immediately adjoining the existing settlement are closer to existing facilities and services than sites promoted elsewhere in the vicinity of Findon.

- 6.3.40. In landscape terms, land north of Findon east of Elm Rise may have potential for development as it is discreet in views across the valley from the west and any development would be seen in the context of existing development on higher ground beyond. However, land immediately to the north of the northern boundary hedgerow forms part of the open downland side slopes of the Findon valley and is inappropriate for development.
- 6.3.41. Land at Soldiers Field to the east of Findon may have potential if it is restricted to the sympathetic redevelopment of the site with no appreciable increase in scale; a more appropriate design would be a significant benefit in this exposed location. Adjacent land to the north is also in an exposed position, but some sympathetic change of use of buildings and a comprehensive package of landscape improvements may improve the landscape edge to the village. Other promoted sites to the east of the village are unsuitable in landscape terms for development.
- 6.3.42. Land to the west of the village up to the bypass may have potential for well-designed, lower density development as the site is well contained from the wider landscape. However, there appear to be access constraints.
- 6.3.43. Land to the south of the village at Wyatts Field is visually exposed in views from the rising land and ridge top on the western side of the valley and development here is inappropriate in landscape terms.
- 6.3.44. We conclude that should sites be required outside settlement boundaries at Findon, and subject to satisfying AONB/proposed National Park policy tests, sites 16, 18, F6 and F8 may provide future potential subject to further consideration through the plan making process.

### **Fontwell**

- 6.3.45. There are few major designations which provide a clear cut constraint to development around the settlement of Fontwell, although the AONB / proposed boundary of the South Downs National Park extends close to the northern edge of the settlement. The settlement lies within the Barnham Rife Catchment Area.
- 6.3.46. All sites have a similar level of accessibility to the existing range of facilities and services at Fontwell.
- 6.3.47. Two sites to the east of the village are well contained from the wider area by the A27 and whilst it may have potential to accommodate development, access and site capacity are likely to be constrained by the need to retain mature trees. A more extensive tract of land to the south of the settlement may have potential for development in the eastern part (land north of Barn Farm in particular) without causing significant visual impact on the setting and separating qualities of the area when seen from the A29. This area is more discreet and implementation of an appropriate landscape strategy that reinforces/extends field boundaries on the higher ground should be required at the outset. This should then



ensure that development is contained from the more sensitive western part. Two other small sites also may have potential to the east of Old Police House and to the rear of properties on Fontwell Avenue/Holmdale.

- 6.3.48. We conclude that sites 99, 140, FON1, FON3 and FON5 outside settlement boundaries within the Fontwell area may provide future potential subject to further consideration through the plan making process.

### **Walberton**

- 6.3.49. There are no major designations which provide a clear cut constraint to development around the settlement of Walberton. Two conservation areas abut open land to the west and south of the settlement. Walberton falls within the Barnham Rife Catchment Area. Open space is designated to the west and north of the settlement and the Local Plan identifies a Local Gap between Walberton and Barnham.
- 6.3.50. Sites north of Walberton immediately adjoining the existing settlement are closer to existing facilities and services than sites promoted to the south or elsewhere in the vicinity of Walberton.
- 6.3.51. Land to the north of Walberton east of Tye Lane contributes to the setting of the northern edge of the village and the edge of the conservation area lies in close proximity. The land is also perceived as providing separation in views (albeit limited) from Tye Lane to the west. It is therefore considered to be an unsuitable location for development. A large tract of land south of the village has also been promoted, but as the site lacks strong landscape features and boundaries any development would not fit well within the landscape.
- 6.3.52. We conclude that none of the promoted sites have future potential around Walberton. Less sensitive opportunities appear to exist around Barnham and Eastergate/Westergate where landscape assessments indicate less sensitivity and higher landscape capacity.

### **Yapton**

- 6.3.53. There are no major designations which provide a clear cut constraint to development around the settlement of Yapton. Two conservation areas abut open land to the west and north of the settlement. Open space is designated to the north and south of the settlement. A small area of floodplain affects land to the north west of Yapton.
- 6.3.54. Sites north of Yapton immediately adjoining the existing settlement are closer to existing facilities and services than sites promoted to the east and south or elsewhere in the vicinity of Yapton.
- 6.3.55. Sites which may have future potential include the site north of Yapton C of E Primary School which relates reasonably well to the settlement pattern and with suitable strategic planting along the western side development could be accommodated without significant

adverse landscape or visual effects. Opposite this site, Orchard Business Park is a brownfield site where there is potential for development to be accommodated. However, the greenfield element to the east is not contained and, given its close proximity to the conservation area just to the east and proximity to well used rights of way, is not considered suitable for development.

- 6.3.56. Land to the east of Yapton to the north of Burndell Road lies within the existing visual envelope of the village and may have potential for development without wider landscape and visual impact although the enclosing vegetation should be protected, retained, and extended along the north western boundary to contain that part of the site. Land on the south of Burndell Road also may have potential, although significant advanced planting should be provided to both establish an internal landscape structure and a firm settlement boundary along the southern edge. To the south west of Yapton, south of Tack Lee Road, development could provide an opportunity to provide a much more robust and appropriate landscaped edge to the settlement; however its extent should be limited to the northern arable field and the small section of field to the south with extensive new advanced planting being provided along the boundaries to assimilate the development and create an edge before development occurs.
- 6.3.57. Land to the north east of Yapton at 2 Church Farm Cottages has a clear visual relationship with the Conservation Area and development in this location would represent a harmful projection of development out from the clearly defined village edge.
- 6.3.58. We conclude that sites 42, 43, 98, 107, Y7, Y11 and Y15 outside settlement boundaries within the Yapton area may provide future potential subject to further consideration through the plan making process.

#### **6.4. Summary**

- 6.4.1. Following the methodology set out above 185 sites outside settlement boundaries identified from the variety of sources have been assessed. Appendix 6 identifies all those sites which were identified but not considered currently to represent a future opportunity for housing development.
- 6.4.2. Appendix 7 sets out those sites outside settlement boundaries which have received planning permission after the base date for this study and which therefore form part of the current housing supply.
- 6.4.3. Appendix 8 sets out site assessment forms for those sites outside settlement boundaries considered as having future potential for housing, subject to further consideration through the plan making process.
- 6.4.4. The total number of identified dwellings from future potential sites adjacent to existing settlements without permission, taking account of the need for other uses, is **11747 dwellings**.

- 6.4.5. To this should be added the potential 5000 dwellings as part of the proposals for an eco-town at Ford (site 71). Although the Government determined in July 2009 that the location has not demonstrated the potential for successful development as an eco-town at this time, the site has been considered as a future option in the Council's Core Strategy and a broad assessment of this opportunity is set out in appendix 8.
- 6.4.6. Sites which have future potential but where availability is unknown are set out in appendix 9 and the Council needs to actively monitor these sites on a regular basis and engage with the owners through the plan making process.

## 7. Conclusions

### 7.1. Sources of housing potential

- 7.1.1. The SHLAA Practice Guidance identifies that once site assessments have been completed, the housing potential of all sites can be summarised in the form of an indicative housing trajectory, setting out how much housing can be provided and at what point in time.
- 7.1.2. The following table summarises the potential housing supply in Arun District which has been identified from sites with planning permission at 1 April 2008 and from site specific sources both within and outside the study settlements.

Source of housing potential	2008 - 13	2013 - 18	2018 - 23	2008 - 23
<b>Sites with planning permission (before base date of April 2008)</b>				
Large sites	2238	316	0	<b>2554</b>
Small sites	362	0	0	<b>362</b>
<b>Site specific sources (identified through survey)</b>				
Sites within settlements	533	925	190	<b>1648</b>
Sites outside settlements with permission	97	0	0	<b>97</b>
Sites outside settlements with future potential	0	7967	3780	<b>11747</b>
Ford (eco-town proposal)			5000	<b>5000</b>
<b>Total housing</b>	<b>3230</b>	<b>9208</b>	<b>8970</b>	<b>21408</b>
<b>Average per annum</b>	<b>646</b>	<b>1842</b>	<b>1794</b>	<b>1427</b>

### 7.2. Further requirements

- 7.2.1. This study includes an assessment of sites for their housing potential following the methodology set out in Stage 7 of the CLG Practice Guidance. However, this is only part of a complete SHLAA and we recommend that the Council takes forward the site assessments within this study to prepare, as part of Stage 8, a full indicative housing trajectory which will establish housing potential within Arun District set against the regional requirements set out in the South East Plan and the PPS3 requirement to

provide a rolling 5 year supply of housing land. Any shortfall may require the Council to consider other greenfield land not assessed as part of Stage 7 and/or an assessment of any windfall potential after 10 years.

- 7.2.2. Our assessment of sites within settlement boundaries has identified a significant number of sites which we consider suitable for development, but which are currently not available for development. These are included in the rejected sites list in appendix 3, and the Council needs to actively monitor these on a regular basis, to determine their future availability. Some greenfield sites which we consider may have future potential have unknown availability and the Council needs to engage with the owners through the plan making process. A list of these sites is set out in appendix 9.
- 7.2.3. Our assessment of sites outside of settlement boundaries has been based upon landscape appraisal and avoiding clear cut designations and constraints. We recommend that, as part of the development of the Core Strategy, further detailed assessment of potential greenfield sites is carried out, including further flood risk modelling and an investigation of the infrastructure requirements of new urban extensions.
- 7.2.4. This study includes a market assessment and various techniques have been used to determine the achievability of sites. Whilst the current market is challenging, one of our main conclusions is that within Arun District there is a relatively strong underlying local market for both open market and affordable housing, which is temporarily depressed, but which is anticipated to be relatively strong in the foreseeable future. Whilst housing completions will slow for the next 1-3 years therefore and the mix of house types may change, we consider most suitable and available sites are capable of being delivered over the next 5, 10 and 15 years.
- 7.2.5. We consider that it would be useful for the Council to regularly review the state of the market and deliverability issues, perhaps through setting up a stakeholder group of developers and agents as part of the development of the Core Strategy and its delivery plan.



Appendix 1  
Site assessment criteria

## Site Assessment Criteria

### Suitability

Criteria	Further Detail
Policy Restrictions	<p>Is it affected by any designations? Are there any overriding and clear cut planning policies or designations which prohibit development on the site? We have agreed with the Home Builders Federation that these designations are: -</p> <ul style="list-style-type: none"> <li>• International, European or national environmental designations (incl. Special Protection Areas (SPAs), Special Areas of Conservation (SACs), Ramsar sites, Regionally Important Geological sites (RIGs), Sites of Special Scientific Interest (SSSIs), Sites of Nature Conservation Interest (SNCIs)</li> <li>• Nature reserves, Historic parks and gardens, Scheduled Ancient Monuments (SAMs).</li> </ul>
	<p>Would development on this site contravene an adopted local planning policy in principle? For example:</p> <ul style="list-style-type: none"> <li>• Is the site outside existing settlement boundaries?</li> <li>• Is the site identified (protected, allocated) for an alternative land use (e.g. employment, open space)</li> </ul>
Physical Restrictions	<p>Are there any physical problems, limitations or potential issues picked up on in the survey which in your opinion are unlikely to be capable of being overcome? We considered the following types of physical constraints:</p> <ul style="list-style-type: none"> <li>• Topography (flat, undulating, steep etc)</li> <li>• Ground conditions (unstable / contamination)</li> <li>• Flooding (Flood Zones 2/3)</li> <li>• Access (road/rail etc)</li> <li>• Accessibility to local services / facilities</li> <li>• Physical infrastructure</li> </ul>
Potential Impacts	<p>Are there any potential impacts of development on site or off site which in your opinion are unlikely to be capable of being mitigated against? We considered the following types of potential impacts:</p> <ul style="list-style-type: none"> <li>• Landscape character</li> <li>• Conservation areas / listed buildings</li> <li>• Nature conservation / biodiversity</li> <li>• Noise</li> <li>• Residential amenity</li> <li>• Compatibility with neighbouring uses</li> </ul>

### Availability

Criteria	Further Detail
Developer intention to develop	<p>A site is considered available if:</p> <ul style="list-style-type: none"> <li>• The site is controlled by a housing developer who has expressed an intention to develop, or;</li> <li>• The land owner has expressed an intention to sell.</li> </ul> <p>Because planning applications can be made by persons who do not need to have an interest in the land, the existence of a planning permission does not necessarily mean that the site is available. Where problems have been identified, then an assessment has been made as to how and when they can realistically be overcome.</p>



Landowner intention to sell	<p>A site is considered available for development, when, on the best information available:</p> <ul style="list-style-type: none"> <li>• There is confidence that there are no legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements of landowners.</li> </ul>
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## Achievability

Criteria	Further detail
Location, site characteristics, adjacent uses	Note possible effects on sales values, using common sense, advice from developers/agents, e.g., high - low value sales area
Demand for particular type and mix of housing	Take account of location development in similar areas, advice from developers/agents, e.g. high - low value sales area
Constraints, physical and policy	Take account of all constraints and assess the extent to which they can be overcome, e.g., public funding
Design and conservation issues	Note likely effects on house design, additional costs and revenues.
Abnormal physical development items	Take account of likely effects of major infrastructure, contamination remediation, flood alleviation, highway/drainage improvements, S.106 package.
Delivery issues	Assess start date, anticipated sales rates, completion date, with any risks assessed.
Arrival at viability and achievability conclusion	By reference to all criteria, taking advice as necessary from Stakeholder Panel. This should be evident in most cases.
Where achievability is in doubt or marginal	Use of residual valuation models and further discussion with developer/agent/owner. Deferral of development if current market is the reason.



Appendix 2  
Sites with planning permission



Area Code	Main Ref	Sub Ref	SiteAddress	Permitted - started	Permitted - no start	Allocated - No PP	2008/09	2009/10	2010/11	2011/12	2012/13	2013-18	,2018+	Unlikely	Losses	Net total	LapseDate	Comments
A	255	00	Lansdowne Nursery s/o Willow Tree Close Angmering	0	15	0	0	0	15	0	0	0	0	0	0	15	13/02/2011	Development expected to commence when market recovers.
A	259	00	Texaco Petrol Station Station Road Angmering	0	21	0	0	0	21	0	0	0	0	0	0	21	16/05/2010	Site cleared - development expected to commence when market recovers.
AB	167	00	55-57 High Street Arundel	0	6	0	0	0	6	0	0	0	0	0	2	4	09/06/2010	Development expected to commence when market recovers.
AB	169	00	Castle Service Station Queen Street Arundel	0	24	0	0	24	0	0	0	0	0	0	0	24	24/08/2010	Development in progress.
AB	172	00	R/O 55-57 High Street Arundel	0	1	0	0	0	1	0	0	0	0	0	0	1	10/05/2009	Development expected to commence when market recovers.
AL	186	00	The Homestead Westergate Street Westergate	0	12	0	0	12	0	0	0	0	0	0	0	12	29/06/2009	Some clearance work. Development expected to commence subject to current planning appeal relating to road access.
BE	115	00	Policy Site 6 North Bersted Bognor Regis	0	650	0	0	85	140	160	160	105	0	0	0	650	22/11/2009	2008 monitoring assumptions now appear too optimistic. Application for temporary construction access for first 50 dwellings to go to next DC Cttee. If approved all in place to go ahead early Spring. Permission only asking for first 50 dwellings.
BE	134	00	Former caretakers house Bognor Community College South Way Bognor Regis	0	6	0	0	0	6	0	0	0	0	0	1	5	16/08/2009	Imminent lapse date. Development expected to commence this year.
BE	135	00	White Croft & Blue Haze Shripney Road Bersted	0	8	0	0	0	8	0	0	0	0	0	2	6	11/12/2009	Martlet Homes RSL looking to develop for private sale. Development expected to commence when market recovers.
BE	138	00	Part of 212 Chichester Road Bognor Regis	0	10	0	0	10	0	0	0	0	0	0	0	10	01/09/2011	Reserved Matters approved 01/09/08. Site cleared - development expected to commence shortly.
DZ	266	00	Policy Site 6 W/O A259 Flansham	0	700	0	0	115	120	140	140	185	0	0	0	700	22/11/2009	2008 monitoring assumptions now appear too optimistic. Barretts hoping to start in Spring but now saying 12 year timescale for completion.
DZ	274	00	Old Manor Nursing Home Felpham	0	10	0	0	0	0	0	0	0	0	10	0	0	16/05/2010	Considered unlikely to be developed.
EG	124	00	Westholme Church Lane Eastergate	11	0	0	11	0	0	0	0	0	0	0	0	11		Development in progress - nearing completion.
EG	136	00	Claremont Lodge Fontwell Avenue Eastergate	15	0	0	15	0	0	0	0	0	0	0	0	15		Development in progress - nearing completion.
EG	138	00	Claremont Lodge Fontwell Avenue Eastergate	5	0	0	5	0	0	0	0	0	0	0	0	5		Development in progress - nearing completion.
EG	141	00	R/O 138-146 Barnham Road Eastergate	0	14	0	0	14	0	0	0	0	0	0	0	14	28/11/2010	Development in progress - recent start on site.
EG	143	00	Commercial House Fontwell Avenue Eastergate	0	6	0	0	0	6	0	0	0	0	0	0	6	12/02/2011	Reserved matters recently approved - development expected to commence when market recovers.
EP	258	00	97-99 Sea Road/1-3 Manor Road East Preston	21	0	0	0	0	21	0	0	0	0	0	0	21		Work started on site, but has now stopped. Estimated completion moved back to 2010/11.
EP	264	00	18-20 Worthing Road East Preston	12	0	0	12	0	0	0	0	0	0	0	0	12		Development now complete.
EP	268	00	Church Field Station Road East Preston	0	14	0	0	0	14	0	0	0	0	0	1	13	26/09/2010	Development expected to commence when market recovers.
EZ	461	00	Builders Yard 4 Longford Road Bognor Regis	0	8	0	0	0	8	0	0	0	0	0	0	8	06/02/2010	Site cleared - development expected to commence when market recovers. Estimated completion moved back to 2010/11.
EZ	466	00	Ashton Lodge/St Albans The Esplanade Bognor Regis	51	0	0	0	51	0	0	0	0	0	0	0	51		Development in progress - nearing completion.
EZ	478	00	Clifton Works & Tulleys Garage Clifton Road Bognor Regis	0	20	0	0	0	20	0	0	0	0	0	0	20	23/05/2010	Site cleared - development expected to commence shortly.
EZ	492	00	Hills Yard Spencer Street Bognor Regis	24	0	0	0	0	24	0	0	0	0	0	0	24		Development expected to commence when market recovers. Estimated completion moved back to 2010/11.
EZ	495	00	112-116 London Road Bognor Regis	10	0	0	10	0	0	0	0	0	0	0	0	10		Development in progress - nearing completion.
EZ	505	00	22 & 24 Upper Bognor Road Bognor Regis	0	10	0	0	0	10	0	0	0	0	0	0	10	25/07/2010	Development expected to commence when market recovers.
EZ	507	00	8 Sudley Road Bognor Regis	8	0	0	8	0	0	0	0	0	0	0	0	8		Development nearing completion - maybe complete.
EZ	510	00	60-62 Spencer Street Bognor Regis	6	0	0	0	6	0	0	0	0	0	0	0	6		Work commenced on foundations. Development expected to commence when market recovers.
EZ	512	00	36 Sudley Road Bognor Regis	7	0	0	7	0	0	0	0	0	0	0	0	7		Development nearing completion - maybe complete.
EZ	513	00	35 Lyon Street Bognor Regis	6	0	0	6	0	0	0	0	0	0	0	0	6		Development nearing completion - maybe complete.
FG	203	00	Sealands 2 Sea Drive Ferring	9	0	0	0	9	0	0	0	0	0	0	0	9		Development in progress - nearing completion.
FG	206	00	14 Ferring Street Ferring	0	7	0	0	7	0	0	0	0	0	0	1	6	26/09/2010	Development now underway - estimated completion moved forward to 2009/10.
FG	211	00	1-3 Little Paddocks House Little Paddocks Way Ferring	0	6	0	0	0	6	0	0	0	0	0	3	3	19/03/2011	Development expected to commence when market recovers.
FZ	321	00	279-285a Chichester Road Bognor Regis	0	27	0	0	0	0	0	0	0	0	27	0	0	09/08/2008	Permission has now lapsed. Development unlikely.
FZ	330	00	55 & 57 Victoria Drive Bognor Regis	0	13	0	0	0	13	0	0	0	0	0	2	11	26/09/2010	Site cleared - development expected to commence when market recovers.
FZ	348	00	1a Ivydale Road Bognor Regis	0	8	0	0	0	0	0	0	0	0	8	0	0	26/10/2008	Permission has now lapsed. Development unlikely.

Area Code	Main Ref	Sub Ref	SiteAddress	Permitted started	Permitted no start	Allocated - No PP	2008/09	2009/10	2010/11	2011/12	2012/13	2013-18	,2018+	Unlikely	Losses	Net total	LapseDate	Comments
FZ	351	00	152-156 Hawthorn Road Bognor Regis	24	0	0	24	0	0	0	0	0	0	0	0	24		Development now complete - Persimmon Homebuy Direct scheme
FZ	352	00	17-23 Sturges Road Bognor Regis	0	24	0	0	0	0	24	0	0	0	0	4	20	19/04/2009	Imminent lapse date. Development expected to commence this year.
FZ	355	00	Courtney Lodge Sylvan Way Bognor Regis	0	6	0	0	0	6	0	0	0	0	0	1	5	05/03/2010	Applicants awaiting outcome of current appeal on site. Estimated completion moved backed to 2010/11.
HZ	253	00	Adj 34 The Drive Aldwick	2	0	0	0	0	0	0	2	0	0	0	0	2		Owner has letter confirming commencement, but not interested in development at this time.
HZ	272	00	Adj 34 The Drive Aldwick	3	0	0	0	0	0	0	3	0	0	0	0	3		Owner has letter confirming commencement, but not interested in development at this time.
HZ	294	00	Adj 34 The Drive Aldwick	1	0	0	0	0	0	0	1	0	0	0	0	1		Owner has letter confirming commencement, but not interested in development at this time.
HZ	330	00	The Aldwick Hotel Aldwick Road Aldwick	9	0	0	9	0	0	0	0	0	0	0	0	9		Development now complete.
HZ	333	00	56 Aldwick Avenue Aldwick	10	0	0	0	10	0	0	0	0	0	0	0	10		Development in progress, but estimated completion moved back to 2009/10.
HZ	342	00	Lee Cottage Fish Lane Aldwick	0	2	0	0	2	0	0	0	0	0	0	1	1	18/07/2009	Development now in progress.
HZ	342	01	Lee Cottage Fish Lane Aldwick	0	5	0	0	5	0	0	0	0	0	0	0	5	18/07/2009	Development now in progress.
M	168	00	51 Elmer Road Middleton	0	6	0	0	0	0	0	0	6	0	0	1	5	10/01/2011	Existing garage still in use. Development thought to be unlikely in short term.
M	191	00	131 Elmer Road Middleton	0	9	0	0	0	9	0	0	0	0	0	0	9	29/06/2010	Development expected to commence when market recovers.
M	209	00	Jubilee Works 135-139 Elmer Road Middleton	10	0	0	0	10	0	0	0	0	0	0	0	10		Development in progress.
P	130	00	Car park off Sandy Road Pagham	0	21	0	0	0	0	0	0	21	0	0	0	21	04/05/2009	Imminent lapse date. Development thought to be unlikely in short term.
R	361	00	52-58 Woodlands Avenue Rustington	0	23	0	0	0	23	0	0	0	0	0	4	19	26/09/2010	Site now cleared. Estimated completion moved back to 2010/11.
VJ	188	00	34 Norfolk Road Littlehampton	0	7	0	7	0	0	0	0	0	0	0	0	7	29/07/2011	More recent permission granted 29/07/08. Site now complete.
WA	111	00	The Laurels Arundel Road Fontwell	0	6	0	0	0	0	0	0	0	0	6	0	0	01/04/2008	Permission has now lapsed. Development unlikely.
WA	112	00	Turnpike Motors The Street Walberton	0	6	0	0	0	0	0	0	0	0	6	0	0	10/09/2008	Permission has now lapsed. Development unlikely.
WJ	147	00	Eden Park Policy Site 7 Toddington Littlehampton	49	157	0	70	70	66	0	0	0	0	0	0	206		Estimated completion now looks optimistic.
WJ	147	01	Eden Park Policy Site 7 Toddington Littlehampton	0	118	0	118	0	0	0	0	0	0	0	0	118		Development of social housing dwellings currently in progress. 110 expected to be transferred to RSL by Apr 09, a further 8 in 2009/10.
WJ	152	00	Part former HRI Site Worthing Road Littlehampton	30	18	0	30	18	0	0	0	0	0	0	0	48		Private housing element
WJ	152	01	Part former HRI site Worthing Road Littlehampton	0	42	0	0	12	30	0	0	0	0	0	0	42		Affordable housing element
WZ	292	00	Summerley Corner Summerley Lane Felpham	0	16	0	0	0	16	0	0	0	0	0	12	4	20/12/2009	Imminent lapse date. Development expected to commence this year.
WZ	315	00	96 96a 98 Limmer Lane Felpham	0	11	0	0	0	11	0	0	0	0	0	0	11	20/12/2009	Development expected to commence when market recovers.
WZ	325	00	Outerwyke House 55 Felpham Way Felpham	0	6	0	0	6	0	0	0	0	0	0	1	5	05/09/2010	Listed building conversion. Empty Homes officer pursuing owner. Development expected to commence shortly.
XJ	111	00	1 Arundel Road Littlehampton	22	0	0	22	0	0	0	0	0	0	0	0	22		Development now complete.
XJ	111	01	1 Arundel Road Littlehampton	2	0	0	2	0	0	0	0	0	0	0	0	2		Development now complete.
XZ	324	00	124 Rose Green Road Aldwick	0	54	0	0	18	18	18	0	0	0	0	3	51	25/03/2011	Private housing element. Site works now underway.
XZ	324	01	124 Rose Green Road Aldwick	0	36	0	0	12	12	12	0	0	0	0	1	35	25/03/2011	Social housing element. Site works now underway.
Y	136	00	Noble Autos Burndell Road Yapton	13	0	0	13	0	0	0	0	0	0	0	0	13		Development now complete.
Y	146	00	West View Drive Yapton	11	0	0	11	0	0	0	0	0	0	0	0	11		Development now complete.
YJ	360	00	2-14 High Street Littlehampton	0	11	0	0	0	11	0	0	0	0	0	5	6	12/10/2009	Imminent lapse date. Development expected to commence this year.
YZ	352	00	Belmont Street Bognor Regis	0	12	0	0	0	12	0	0	0	0	0	0	12	13/12/2009	Imminent lapse date. Development expected to commence this year.
YZ	466	00	Lennox Street/Belmont Street Bognor Regis	0	10	0	0	10	0	0	0	0	0	0	0	10	14/01/2009	Permission has now lapsed. Development unlikely.
YZ	486	00	46-48 High Street Bognor Regis	0	8	0	0	0	8	0	0	0	0	0	0	8	17/11/2009	Imminent lapse date. Development expected to commence this year.
YZ	490	00	March House 2 Sussex Street Bognor Regis	0	6	0	0	0	6	0	0	0	0	0	0	6	23/08/2009	Imminent lapse date. Development expected to commence this year.
YZ	491	00	Beachmount House 24-25 Argyle Road Bognor Regis	0	10	0	0	0	0	0	0	0	0	10	0	0	31/08/2008	Permission has now lapsed. Development unlikely.
YZ	495	00	Inner Court Norfolk Square Bognor Regis	0	6	0	0	0	0	0	0	0	0	6	0	0	23/11/2008	Permission has now lapsed. Development now considered unlikely.

Area Code	Main Ref	Sub Ref	SiteAddress	Permitted - started	Permitted - no start	Allocated - No PP	2008/09	2009/10	2010/11	2011/12	2012/13	2013-18	,2018+	Unlikely	Losses	Net total	LapseDate	Comments
YZ	503	00	48a-54a Aldwick Parade Aldwick Road Bognor Regis	0	8	0	0	0	8	0	0	0	0	0	4	4	24/08/2009	Imminent lapse date. Development expected to commence this year.
YZ	511	00	2-10 Queensway Bognor Regis	0	19	0	0	0	19	0	0	0	0	0	0	19	01/10/2010	Development expected to commence when market recovers.
YZ	518	00	81 Aldwick Road Bognor Regis	0	7	0	0	0	7	0	0	0	0	0	0	7	05/11/2011	Recent planning permission for 7 units (gross) 05/11/08. Development expected to commence shortly.
YZ	520	00	R/O Royal Norfolk Hotel West Street Bognor Regis	13	0	0	13	0	0	0	0	0	0	0	0	13		Development in progress - nearly complete.
YZ	523	00	18 Lennox Street Bognor Regis	0	14	0	0	0	14	0	0	0	0	0	0	14	13/10/2011	Recent outline permission granted for 14 appartments 13/10/08. Development expected to commence when market recovers.
ZJ	115	00	Charnocks Garage Beaconsfield Road Littlehampton	0	8	0	0	0	8	0	0	0	0	0	0	8	18/07/2011	Application LU/154/08 for 8 units approved 18/07/08. Development expected to commence this year.
ZJ	126	00	42 & 44 Lyminster Road Littlehampton	0	6	0	0	0	6	0	0	0	0	0	2	4	20/03/2011	Development expected to commence when market recovers.
			<b>Large Sites Total</b>	<b>384</b>	<b>2279</b>	<b>0</b>	<b>393</b>	<b>506</b>	<b>729</b>	<b>354</b>	<b>306</b>	<b>317</b>	<b>0</b>	<b>73</b>	<b>51</b>	<b>2554</b>		
			<b>Small Sites</b>	<b>202</b>	<b>220</b>	<b>0</b>	<b>85</b>	<b>85</b>	<b>84</b>	<b>84</b>	<b>84</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>60</b>	<b>362</b>		
			<b>GRAND TOTAL</b>													<b>2916</b>		





Appendix 3  
Rejected sites within settlements



## Appendix 3 Rejected sites within settlements

Site ref	Address	Settlement	Reason for rejection
AW2	Woodstock Aldwick Street and 66 Fish Lane	Aldwick	From the information provided, the site is suitable for development in principle. However, the site has not been actively promoted and the ownership details are unknown. Therefore the site has not been considered for further assessment, although, it should be subject to regular monitoring and review.
AW3	78 The Drive	Aldwick	From the information provided, the site is not able to provide 6+ dwellings and therefore falls under the assessment dwelling threshold.
AW5	Open space to east of Grove Lodge	Aldwick	The site does not currently offer a suitable location for development because of the adverse impact it will have on the setting of the Area of Special Character.
AW6	Moonrakers, Dark Lane, Aldwick	Aldwick	The site is unable to accommodate 6+ properties in this location. Therefore the site falls below the study dwelling threshold.
AW8	4 - 6 Crescent Walk	Aldwick	The site does not currently offer a suitable location for development because of the adverse impact it will have on the setting on listed buildings.
AW9	Bognor Regis Yacht Club, Victoria Road	Aldwick	The site is a highly sensitive area which is unlikely to accommodate 6+ dwellings. Therefore the site is not considered for further assessment.
AW11	105 Marshall Avenue	Aldwick	From the information provided, the site is suitable in principle for development, however, the site is not available or achievable. Therefore the site will not be considered for further assessment.
AW12	54-56 Victoria Avenue	Aldwick	From the information provided, the site is suitable in principle for development, however the site is not available. Therefore the site will not be considered for further assessment.
AW13	37 and 39 Selsey Avenue	Aldwick	Given the size of the site, the potential flooding constraints and previous planning history it is unlikely that the site will deliver more than 6+ dwellings. Therefore, the site falls below the dwelling threshold and is too small to be considered as part of this assessment.
AW1a	Car Park at Queens Fields East, West Meads	Aldwick	The site does not offer a suitable location for development due to its current use as a central car park. Development here would result in the loss of these facilities.

Site ref	Address	Settlement	Reason for rejection
AW1b	All Angels Church, Queens Fields East	Aldwick	From the information provided, the site is suitable for development in principle. However, the site has not been actively promoted and the ownership details are unknown. Therefore the site has not been considered for further assessment, although, it should be subject to regular monitoring and review.
AW10b	Land to rear of Royal Norfolk Hotel, West Street	Aldwick	Planning permission has been approved for 13 dwellings which was obtained before the study base date. Therefore the site is considered elsewhere in the study.
BR/270/08	81 Aldwick Road	Aldwick	Planning permission has been granted for residential development on this site before the base date and therefore is considered elsewhere in this study.
20	Gravel Pit Field/Loves Corner (Honey Lane)	Angmering	The site contains well used allotments and therefore development is not considered acceptable without replacement provision being provided.
76	Land at 1 and 2 Carina Nursery,	Angmering	The site is suitable for housing, however, given the character of the surrounding area, the site is unable to accommodate 6+ properties. Therefore the site fails to meet the study dwelling threshold and is not considered further as part of this assessment.
A1	Land to South of Bramley Green	Angmering	The northern part of the site is suitable for mixed use redevelopment. The southern part of the site is protected open space and should be retained and enhanced. However, availability has not been confirmed. The site should be monitored on a regular basis.
A3	Harley Bungalow, Mayflower Way	Angmering	In principle the site is suitable for future development, however, it is currently occupied and has no prospect of development. The site has not been promoted and ownership detail are unknown.
A6	The Tree House, Honey Lane	Angmering	Eminently suitable site, however the site was rejected in the Baker Associates Urban Potential Study 2006 due to its continuing use as a garden. The situation has not changed and the site is still in use and has not been promoted for development. The ownership details are unknown and therefore the site is rejected.
A8	Pigeon House, High Street	Angmering	The site does not currently offer a suitable location for development because of the negative impact development will have on the setting of a listed building.

Site ref	Address	Settlement	Reason for rejection
AB6	Warehouses / Barn at River Road	Arundel	The site is suitable for development due to its location and current underuse. The site was rejected in the last Baker Associates Urban Potential Study 2006 because it was still in use and there was no prospect of the site coming forward for development. The site is still not being actively promoted and the ownership details are unknown. Therefore the site has not been considered for further assessment. The site should be subject to regular monitoring and review.
AB9	Telephone Exchange, Fitzalan Road	Arundel	Development of the site would have an unacceptable impact on the landscape. The site is not considered suitable for development.
AB10	Blastreat Ltd, Fitzalan Road	Arundel	Suitable site, however the site was rejected in the last Baker Associates Urban Potential Study 2006 because the site was still in use and there was no prospect of the site coming forward for development. The site is still not being actively promoted and the ownership details are unknown. The site is therefore rejected although it should be subject to regular monitoring and review.
BA5	Garage Compound, Foxes Croft	Barnham	The site is unlikely to deliver 6+ dwellings and therefore falls below the study dwelling threshold.
BA6	2-5 Elm Grove	Barnham	Development of 6+ dwellings on this site would result in over intensification of the site.
BA7	136-152 Barnham Road	Barnham	From the information provided, the site is suitable for development in principle. However, the site has not been actively promoted and the ownership details are unknown. Therefore the site has not been considered for further assessment, although, it should be subject to regular monitoring and review.
BA8	97-107 Barnham Road	Barnham	From the information provided, the site is suitable for development in principle. However, the site has not been actively promoted and the ownership details are unknown. Therefore the site has not been considered for further assessment, although, it should be subject to regular monitoring and review.
BA10	Penfold Metallising Co Ltd	Barnham	Development here would result in a loss of employment, and there are additional concerns regarding flooding and contamination.

## Appendix 3 Rejected sites within settlements

Site ref	Address	Settlement	Reason for rejection
BA11a	Open space at Farnhurst Road	Barnham	Development here would result in an unacceptable loss of open space, and there are additional concerns regarding flooding and landscape.
BA12a	Elm Dale, Elm Grove South	Barnham	Development here would mean the loss of important car parking and issues arising with contamination and groundwater flood risk.
BA11b	Open space at Farnhurst Road	Barnham	Development here would result in an unacceptable loss of open space, and there are additional concerns regarding flooding and landscape.
BA12b	Elm Dale, Elm Grove South	Barnham	The site does not offer a suitable location for development and would not contribute to the creation of sustainable, mixed communities. Development here would mean the loss of important car parking and issues arising with contamination and groundwater flood risk.
BE1	Empty plot of land, Westloats Lane	Bersted	It is unlikely that the site will accommodate more than 6+ dwellings and therefore it falls below the study dwelling threshold.
BE2	Vacant land to the south of Renoir Mews	Bersted	From the information provided, the site is suitable for development in principle. However, the site has not been actively promoted and the ownership details are unknown. Therefore the site has not been considered for further assessment, although, it should be subject to regular monitoring and review.
BE5	Lec Site, Shripney Road	Bersted	The site is heavily contaminated and also subject to flooding and noise constraints. It is therefore unsuitable for residential development.
BE7	339 / 341 Chichester Road	Bersted	From the information available, the site is considered suitable for housing development in principle. However, there is a permission for 2 dwellings, which is under the site threshold for this study.
BE/55/08	212 Chichester Road	Bersted	Planning permission has been granted for residential development on this site before the base date and therefore is considered elsewhere in this study.
122	Bognor Regis Sports Ground, Hawthorn Road	Bognor Regis	The site is allocated for open space in the Local Plan, therefore, the site is not considered suitable for housing development as part of this assessment.

Site ref	Address	Settlement	Reason for rejection
BR2	Telephone Exchange, Gloucester Road	Bognor Regis	The site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. However, the owner or agent confirms that the site is not available for development. Therefore there is no confidence in the site coming forward for development and is not considered further as part of this study. The site should be closely monitored.
BR3	Land to west of Belmont Lodge, Belmont Street	Bognor Regis	Given the character of the surrounding area, the site is unable to accommodate 6+ properties. Therefore the site fails to meet the study dwelling threshold and is not considered further as part of this assessment.
BR4	Car Park at Morrison's and Queensway, High Street	Bognor Regis	The site is allocated for retail use in the Bognor Regis Masterplan and there is no reason to amend this allocation.
BR6	Car Park on Sudley Road	Bognor Regis	The site could be suitable, but would need to be considered in light of Masterplan and wider regeneration objectives. The availability of this site should be monitored on a regular basis.
BR7	Car Park, Lyon Street	Bognor Regis	Information gathered for the purposes of this study suggest that the site is currently in an alternative use and not currently available for development. The site could be suitable, but would need to be considered in light of Masterplan and wider regeneration objectives. The availability of this site should be monitored on a regular basis.
BR8	Bognor Regis Cinema Site, Canada Grove	Bognor Regis	From the information available, the site is not considered suitable for housing development. The site does not currently offer a suitable location for development because the site is too constrained by the main road, shape and location of plot.
BR9	3 Orchard End, Burnham Avenue	Bognor Regis	Given the character of the surrounding area, the site is unable to accommodate 6+ properties. Therefore the site fails to meet the study dwelling threshold and is not considered further as part of this assessment.
BR12	Car Park at London Road	Bognor Regis	The site is unsuitable for development as it would result in the loss of an important parking site near to the main road. The site is very closely related to the conservation area and protected open space and the Council would like to see the site retained for parking, especially with the proposals for development on town centre car parks coming forward within the Bognor Regis regeneration plan.

## Appendix 3 Rejected sites within settlements

Site ref	Address	Settlement	Reason for rejection
BR13	14,16 and 18 Upper Bognor Road	Bognor Regis	From the information provided, the site is suitable for development in principle. However, the site has not been actively promoted and the ownership details are unknown. Therefore the site has not been considered for further assessment, although, it should be subject to regular monitoring and review.
BR14	Car Park rear of Roman Catholic Church	Bognor Regis	Development would result in over intensification and loss of parking. The site is therefore unsuitable for development.
BR15	Westside Supplies, 17-18 Durban Road	Bognor Regis	Given the character of the surrounding area, the site is unable to accommodate 6+ properties. Therefore the site fails to meet the study dwelling threshold and is not considered further as part of this assessment.
BR16	53 Linden Road	Bognor Regis	Given the character of the surrounding area, the site is unable to accommodate 6+ properties. Therefore the site fails to meet the study dwelling threshold and is not considered further as part of this assessment.
BR17	Former second hand car sales	Bognor Regis	Given the character of the surrounding area, the site is unable to accommodate 6+ properties. Therefore the site fails to meet the study dwelling threshold and is not considered further as part of this assessment.
BR18	Property at corner of Lennox street and Belmont St	Bognor Regis	The site had planning permission granted for 10 dwellings in January 2004 (before the base date) and therefore is considered elsewhere in this study.
BR21	41 - 45 Pevensey Road	Bognor Regis	Given the character of the surrounding area, the site is unable to accommodate 6+ properties. Therefore the site fails to meet the study dwelling threshold and is not considered further as part of this assessment.
BR/234/08	18 Lennox Street	Bognor Regis	Planning permission has been granted for residential development on this site before the base date and therefore is considered elsewhere in this study.
BR/250/08	62 Victoria Drive	Bognor Regis	Although redevelopment for flats is acceptable in principle, it is likely, based on the previous refusal, that an acceptable capacity is likely to be below the size threshold for this study.



## Appendix 3 Rejected sites within settlements

Site ref	Address	Settlement	Reason for rejection
EP1	Roundstone Inn, Roundstone Lane	East Preston	The site offers a suitable location for development, however, information gathered for the purposes of this study suggests that there is no confidence in the site being available and coming forward for development, because the owners are unknown, and no-one is promoting the site for development. Therefore the site has not been considered for further assessment, although, it should be subject to regular monitoring and review.
EP3	22 and 24 Vermont Drive	East Preston	From the information provided, the site is suitable for development in principle. However, the site has not been actively promoted and the ownership details are unknown. Therefore the site has not been considered for further assessment, although, it should be subject to regular monitoring and review.
EP5	2-3 Pergolas, South Strand	East Preston	From the information provided, the site is suitable for development in principle. However, the site has not been actively promoted and the ownership details are unknown. Therefore the site has not been considered for further assessment, although, it should be subject to regular monitoring and review.
EP6	The Open Dinghy Pen, Sea Road	East Preston	From the information provided, the site is suitable for development in principle. However, the site has not been actively promoted and the ownership details are unknown. Therefore the site has not been considered for further assessment, although, it should be subject to regular monitoring and review.
EP7	45, 49, 51, 53 The Ridings and land to the rear	East Preston	From the information provided, the site is suitable for development in principle. However, the site has not been actively promoted and the ownership details are unknown. Therefore the site has not been considered for further assessment, although, it should be subject to regular monitoring and review.
EP8	5 Sea Lane Close	East Preston	Given the character of the surrounding area, the site is unable to accommodate 6+ properties. Therefore the site fails to meet the study dwelling threshold and is not considered further as part of this assessment.
EP9	52 Angmering Lane, East Preston	East Preston	Given the character of the surrounding area, the site is unable to accommodate 6+ properties. Therefore the site fails to meet the study dwelling threshold and is not considered further as part of this assessment. Notwithstanding this, the site has not been promoted for development and ownership details are unknown. Therefore the site is not guaranteed as being available or suitable.

Site ref	Address	Settlement	Reason for rejection
EP10	The Spiers, Springfield Close	East Preston	From the information provided, the site is suitable for development in principle. However, the site has not been actively promoted and the ownership details are unknown. Therefore the site has not been considered for further assessment, although, it should be subject to regular monitoring and review.
EP11	25, 27, 29, and 31 Pigeonhouse Lane	East Preston	Given the character of the surrounding area, it is unlikely that the site will accommodate 6+ net properties. The site therefore fall below the study dwelling threshold and is not considered for further assessment.
EP12	Monks Walk Pigeonhouse Lane and Gardens	East Preston	From the information provided, the site is suitable for development in principle. However, the site has not been actively promoted and the ownership details are unknown. Therefore the site has not been considered for further assessment, although, it should be subject to regular monitoring and review.
EP13	Land at Angmering Station, Station Road	East Preston	From the information provided, the site is suitable for development in principle. However, the site has not been actively promoted and the ownership details are unknown. Therefore the site has not been considered for further assessment, although, it should be subject to regular monitoring and review.
R14	1 and 2 Corner House, Station Parade	East Preston	Development of over 6+ dwellings here would cause unacceptable increased use of access to the public highway and conflict with structure plan policies. Development here would also have the potential to cause unacceptable increases in vehicular traffic onto and off the public highway which also contravenes structure plan policy. The site therefore fails to meet the study dwelling threshold.
EA3	Wedgewood, Church Lane	Eastergate	The landowners are unknown and therefore there is no confidence in the site being available and coming forward for development. Notwithstanding this, the site is unable to accommodate 6+ properties in this location and therefore the site falls below the study dwelling threshold and is too small to be considered further in this assessment.
EA6	Eastergate House and The Old Stables, Church Lane	Eastergate	The site is unable to accommodate 6+ properties in this location due to the character of the surrounding area and the importance of the open aspect and setting of listed building. Notwithstanding this, the site has not been promoted for development and ownership details are unknown.

Site ref	Address	Settlement	Reason for rejection
EA7	Walden, School Lane	Eastergate	The site is unable to accommodate 6+ properties in this location and therefore the site falls below the study dwelling threshold and is too small to be considered further in this assessment.
EA8	Land next to the Coach House, Old Refectory Road	Eastergate	From the information available, the site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. However, the site has not been promoted for development and ownership details are unknown.
147	Land at Chaucer Way	Felpham	Although the site is located within the built up area, the site is heavily wooded and considered to be of local amenity value. There are also access issues. The site is therefore not considered suitable.
FP4	Felpham Village Hall and Scout Hut, Vicarage Lane	Felpham	From the information provided, the site is suitable for development in principle. However, the site has not been actively promoted and the ownership details are unknown. Therefore the site has not been considered for further assessment, although, it should be subject to regular monitoring and review.
FP5	Tennis courts at Blakes Road	Felpham	The site does not currently offer a suitable location for development because it is protected open space.
FP6	Car Park at The Fox Inn, Waterloo Road	Felpham	Given the character of the surrounding area, the site is unable to accommodate 6+ properties. Therefore the site fails to meet the study dwelling threshold and is not considered further as part of this assessment.
FP7	Land to rear of 24-26 Limmer Lane	Felpham	Given the character of the surrounding area, the site is unable to accommodate 6+ properties. Therefore the site fails to meet the study dwelling threshold and is not considered further as part of this assessment. Notwithstanding this, the site has not been promoted for development and ownership details are unknown. Therefore the site is not guaranteed as being available or suitable.
FP8	Old Rectory Gardens, Rectory Gardens	Felpham	The site does not currently offer a suitable location for development because it is important protected open space.
FP9	Land to rear of The Manor House, Limmer Lane	Felpham	Given the character of the surrounding area, the site is unable to accommodate 6+ properties. Therefore the site fails to meet the study dwelling threshold and is not considered further as part of this assessment.

## Appendix 3 Rejected sites within settlements

Site ref	Address	Settlement	Reason for rejection
FP11	Corner Limmer Lane and Summerley Lane	Felpham	The site has planning permission for 16 no. dwellings, therefore the site is considered elsewhere in this study.
FP12	98 Limmer Lane	Felpham	Given the character of the surrounding area, the site is unable to accommodate 6+ properties. Therefore the site fails to meet the study dwelling threshold and is not considered further as part of this assessment.
FP13	54 Otherwise Road	Felpham	Given the character of the surrounding area, the site is unable to accommodate 6+ properties. Therefore the site fails to meet the study dwelling threshold and is not considered further as part of this assessment. Notwithstanding this, the site has not been promoted for development and ownership details are unknown. Therefore the site is not guaranteed as being available or suitable.
FP14	St Peregrines Methodist Church, Middleton Road	Felpham	Given the character of the surrounding area, the site is unable to accommodate 6+ properties. Therefore the site fails to meet the study dwelling threshold and is not considered further as part of this assessment.
FP15	Otherwise House, 55 Felpham Way	Felpham	From the information provided, the site is suitable for development in principle. However, the site has not been actively promoted and the ownership details are unknown. Therefore the site has not been considered for further assessment, although, it should be subject to regular monitoring and review.
FP19	Southern Water Compound, Middleton Road	Felpham	Given the character of the surrounding area, the site is unable to accommodate 6+ properties. Therefore the site fails to meet the study dwelling threshold and is not considered further as part of this assessment. Notwithstanding this, the site has not been promoted for development and ownership details are unknown. Therefore the site is not guaranteed as being available or suitable.
FP20	86 Middleton Road	Felpham	From the information available, the site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. There are no known policy or physical constraints preventing development. However, there is no confidence in the site being available and coming forward for development, because the owner is unknown, and no-one is promoting the site for development.
FP/94/08	Little Holland, 56 Outerwyke Road	Felpham	The site has been granted planning permission since the study base date for 4 houses which is below the threshold for this study. Therefore the site is not considered for further assessment.

Site ref	Address	Settlement	Reason for rejection
FP3a	Car Park at Links Avenue	Felpham	The site is unable to accommodate 6 properties in this location on its own but could come forward with site FP03b. The site was included in the previous Baker Associates Urban Potential Study 2006 and was rejected due to the site still being in use as a car park and there were no plans for the site to come forward. This situation has not changed and therefore the site remains rejected. However, the site has the potential to come forward with FP3b and should be monitored and reviewed regularly.
FP3b	VRV Automobiles, Felpham Road	Felpham	From the information provided, the site is suitable for development in principle. However, the site has not been actively promoted and the ownership details are unknown. Therefore the site has not been considered for further assessment, although, it should be subject to regular monitoring and review.
FG1	49 Ferring Lane	Ferring	Given the character of the surrounding area, the site is unable to accommodate 6+ properties. Therefore the site fails to meet the study dwelling threshold and is not considered further as part of this assessment.
FG2	37 Ferring Lane	Ferring	Given the character of the surrounding area, the site is unable to accommodate 6+ properties. Therefore the site fails to meet the study dwelling threshold and is not considered further as part of this assessment.
FG3	20 Ferring Lane	Ferring	From the information provided, the site is suitable for development in principle. However, the site has not been actively promoted and the ownership details are unknown. Therefore the site has not been considered for further assessment, although, it should be subject to regular monitoring and review.
FG6	Land to the rear of 17-23 Sea Lane (Odd numbers)	Ferring	Given the character of the surrounding area, the site is unable to accommodate 6+ properties. Therefore the site fails to meet the study dwelling threshold and is not considered further as part of this assessment. Notwithstanding this, the site has not been promoted for development and ownership details are unknown. Therefore the site is not guaranteed as being available or suitable.
FG7	The Garden House	Ferring	Given the character of the surrounding area, the site is unable to accommodate 6+ properties. Therefore the site fails to meet the study dwelling threshold and is not considered further as part of this assessment. Notwithstanding this, the site has not been promoted for development and ownership details are unknown. Therefore the site is not guaranteed as being available or suitable.

Site ref	Address	Settlement	Reason for rejection
FG8	36 Sea Lane, East Ferring House	Ferring	The site does not currently offer a suitable location for development because the site is a listed building- internal features and external setting are deemed too important and therefore the site is not suitable for further assessment within the study.
FG9	42 Sea Lane	Ferring	Given the character of the surrounding area, the site is unable to accommodate 6+ properties. Therefore the site fails to meet the study dwelling threshold and is not considered further as part of this assessment.
FG10	50, 52, 54 Sea Lane	Ferring	Given the character of the surrounding area and the proximity of the Listed Building, the site is unable to accommodate 6+ properties. Therefore the site fails to meet the study dwelling threshold and is not considered further as part of this assessment.
FG11	38 Beehive Lane	Ferring	Given the character of the surrounding area, the site is unable to accommodate 6+ properties. Therefore the site fails to meet the study dwelling threshold and is not considered further as part of this assessment.
FG12	Somerset Road	Ferring	Given the character of the surrounding area, the site is unable to accommodate 6+ properties. Therefore the site fails to meet the study dwelling threshold and is not considered further as part of this assessment.
FG13	Various, South Drive	Ferring	From the information provided, the site is suitable for development in principle. However, the site has not been actively promoted and the ownership details are unknown. Therefore the site has not been considered for further assessment, although, it should be subject to regular monitoring and review.
FG14	Land to rear of 44 Ferringham Lane	Ferring	The site does not currently offer a suitable location for development because while the site may be suitable it is in use and access issues would need to be resolved. It is unclear whether 6+ dwellings could be achieved in this site. The site was rejected in the last Baker Associates Urban Potential Study 2006 for being in use as a private garden and this situation has not changed. Due to the fact the site has not come forward for development and we have no contact details, the site remains rejected.
FG16	8 and 10 Grange Park	Ferring	Given the character of the surrounding area, the site is unable to accommodate 6+ properties. Therefore the site fails to meet the study dwelling threshold and is not considered further as part of this assessment. Notwithstanding this, the site has not been promoted for development and ownership details are unknown. Therefore the site is not guaranteed as being available or suitable.

Site ref	Address	Settlement	Reason for rejection
FG17	Grange House and Mullbery, Church Lane	Ferring	The site is suitable for some development but has a number of physical constraints that would be difficult to overcome to satisfactorily achieve 6 dwellings. The site was indentified through informal officer survey. The site has not been promoted for development and we are unaware of any ownership details. Therefore the site is not guaranteed as being suitable so the site is rejected from further consideration in this study.
FG20	138-142 Littlehampton Road	Ferring	Development is considered suitable in principle. However, the site is no longer being pursued on the grounds that redevelopment for less than 14 dwellings is uneconomic. It is recommended that the availability of this site is monitored on a regular basis.
F3	Land to the Rear of Pony Farm Training Stables	Findon	From the information available, the site is not considered suitable for development because of the unacceptable impact that this would have on the AONB/proposed National Park. Notwithstanding this, it has not been possible to contact the owner/agent for this site. Availability is therefore unknown and there is no confidence in the site being available and coming forward for development.
F4	Downsedge House, Stable Lane	Findon	Although the site is located within the AONB, development would have minimal impact on the AONB/proposed National Park. Therefore, from the information provided, the site is suitable for low density development in principle. However, the site has not been promoted for development and ownership details are unknown. Therefore the site is not guaranteed as being available or suitable so the site is rejected from further consideration in this study.
F5	Findon Manor Hotel, High Street	Findon	The site is outside but adjoining the settlement boundary and in AONB/proposed National Park. Currently development on this site would contravene policy and therefore the site would not be considered to be suitable. The Listed building- internal features and external setting are deemed too important for any future development for housing. The site is therefore rejected.
F7	Land off Nepcote Lane and Somerfields	Findon	The site does not currently offer a suitable location for development because it is open space within the AONB/proposed National Park. The site is also an intrinsic part of a wider belt of woodland located on higher ground above the village centre and should therefore be retained. Notwithstanding this, there is no confidence in the site being available and coming forward for development.

## Appendix 3 Rejected sites within settlements

Site ref	Address	Settlement	Reason for rejection
F9	Steep Side, Cross Lane	Findon	Although the site is located within the AONB/proposed National Park, development would have minimal impact on the AONB. Therefore, from the information provided, the site is suitable for low density development in principle. However, the site has not been promoted for development and ownership details are unknown. Therefore the site is not guaranteed as being available or suitable so the site is rejected from further consideration in this study.
F10	Findon Towers, Cross Lane	Findon	From the information provided, the site is suitable for development in principle. However, the site has not been actively promoted and the ownership details are unknown. Therefore the site has not been considered for further assessment, although, it should be subject to regular monitoring and review.
F11	Well Cottage/Priory Cottage, Crossways, Cross Lane	Findon	From the information provided, the site is suitable for development in principle. However, the site has not been actively promoted and the ownership details are unknown. Therefore the site has not been considered for further assessment, although, it should be subject to regular monitoring and review.
FON4	Land to north of The Laurels, Arundel Road	Fontwell	From the information available, the site is not considered suitable for housing development. Development would result in loss of car parking for existing flats and potential over intensification of site.
K1	Tennis court between Lang Gables and Porchway	Kingston	Given the character of the surrounding area, the site is unable to accommodate 6+ properties. Therefore the site fails to meet the study dwelling threshold and is not considered further as part of this assessment. Notwithstanding this, the site has not been promoted for development and ownership details are unknown. Therefore the site is not guaranteed as being available or suitable.
K2	Land to rear of Driftstone Manor and Tig-na-mara	Kingston	From the information available, the site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. There are no known policy or physical constraints preventing development. However, it has not been possible to contact the owner/agent for this site. Availability is therefore unknown and there is no confidence in the site being available and coming forward for development.
K3	Kingston Gorse House, Brookside Road	Kingston	From the information available, the site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. There are no known policy or physical constraints preventing development. However, it has not been possible to contact the owner/agent for this site. Availability is therefore unknown and there is no confidence in the site being available and coming forward for development.



## Appendix 3 Rejected sites within settlements

Site ref	Address	Settlement	Reason for rejection
88	Open Space, Fastnet Way	Littlehampton	The site does not currently offer a suitable location for development because the site is protected open space.
89	Open Space Between Solway Close and Nimbus Close,	Littlehampton	The site does not currently offer a suitable location for development because the site is protected open space.
90	Open Space between Kendal Close and Jib Close	Littlehampton	The site does not currently offer a suitable location for development because the site is protected open space.
91	Land to the rear of Lanyards/Hide Gardens	Littlehampton	The site does not currently offer a suitable location for development because the site is protected open space.
92	Land at the end of Windward Close	Littlehampton	The site does not currently offer a suitable location for development because the site is protected open space.
93	Land adjacent to Capstan Drive	Littlehampton	The site does not currently offer a suitable location for development because the site is protected open space.
Arun15	Charnocks Garage Beaconsfield Road	Littlehampton	Planning permission has been granted for residential development on this site before the base date and therefore is considered elsewhere in this study.
LU2	Travis Perkins, Pier Road	Littlehampton	From the information available, the site is not considered suitable for housing development. The site does not currently offer a suitable location for development because the site is severely restricted by flooding issues and for this reason it is unlikely that the site would be viable for residential development. The site has had no recent activity regarding redevelopment for residential use and permission has been granted for new commercial uses.
LU5	Telephone Exchange, Fitzalan Road,	Littlehampton	Although the site is considered suitable for housing development in principle, the owner/agent has confirmed that the site is not available, and that therefore there is no confidence in the site coming forward for development.

Site ref	Address	Settlement	Reason for rejection
LU9	Garage Courts, Townsend Crescent	Littlehampton	The site does not currently offer a suitable location for development because of design issues relating to overlooking and as such would be unsuitable for any level of development.
LU10	Armon Nursery (Part of SITE7), Worthing Road	Littlehampton	From the information available, the site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. There are no known policy or physical constraints preventing development. The site forms part of a larger housing allocation in the Local Plan. However, it has not been possible to contact the owner/agent for this site. Availability is therefore unknown and there is no confidence in the site being available and coming forward for development. This site should be monitored and reviewed regularly.
LU13	Inglecroft, Barn Close	Littlehampton	From the information available, the site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. There are no known policy or physical constraints preventing development. However, the site cannot be confirmed as available due to lack of ownership details, and therefore the site cannot be deemed as achievable. This position should be monitored and reviewed on a regular basis.
LU14	Land at Toddington Park	Littlehampton	From the information available, the site is not considered suitable for housing development. The site does not currently offer a suitable location for development because the site is currently used for open space and its development would result in design issues relating to overlooking. Notwithstanding this, the site has not been promoted for development and ownership details are unknown. Therefore the site is not guaranteed as being available or suitable so the site is rejected from further consideration in this study.
LU15	Allotment Gardens and Playgrounds, Worthing Road	Littlehampton	The site does not currently offer a suitable location for development because it would result in an unacceptable loss of open space.
LU16	Garage Compound, Griffin Crescent	Littlehampton	From the information available, the site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. However, the site is under multiple ownerships and has not been promoted for development and ownership details are unknown. Therefore the site is not guaranteed as being available so the site is rejected from further consideration in this study. The site should be monitored and reviewed on a regular basis.
LU21	Minster Court, Courtwick Lane	Littlehampton	From the information available, the site is not considered suitable for housing development. The site does not currently offer a suitable location for development because it is surrounded by employment land and its development would result in an unacceptable loss of employment land.

Site ref	Address	Settlement	Reason for rejection
LU26	Works East Wick Street, West of Beaconsfield Road	Littlehampton	From the information available, the site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. However, The site has not been promoted for development and ownership details are unknown. Therefore the site is not guaranteed as being available or suitable so the site is rejected from further consideration in this study. The site should be monitored and reviewed on a regular basis.
LU27	Land at corner of Courtwick Road and Clun Road	Littlehampton	The development of this site would result in the unacceptable loss of open space.
LU28	Arun District Council Car Park Depot, Harwood Road	Littlehampton	The site has not been promoted for development and availability for development is unclear. Therefore the site is rejected from further consideration in this study.
LU29	134 Arundel Road	Littlehampton	Given the character of the surrounding area, the site is unable to accommodate 6+ properties. Therefore the site fails to meet the study dwelling threshold and is not considered further as part of this assessment.
LU31	4 and 5 Granville Road	Littlehampton	Given the character of the surrounding area, the site is unable to accommodate 6+ properties. Therefore the site fails to meet the study dwelling threshold and is not considered further as part of this assessment.
M1	Car Park, Middleton Road	Middleton	From the information available, the site is considered suitable for housing development in principle, however, there is no confidence in the site being available and coming forward for development, because the owner is unknown, and no-one is promoting the site for development.
M2	Land at East Avenue	Middleton	Given the character of the surrounding area, the site is unable to accommodate 6+ properties. Therefore the site fails to meet the study dwelling threshold and is not considered further as part of this assessment. Notwithstanding this, the site has not been promoted for development and ownership details are unknown. Therefore the site is not guaranteed as being available or suitable.
M3	112 Ancton Way	Middleton	Given the character of the surrounding area, the site is unable to accommodate 6+ properties. Therefore the site fails to meet the study dwelling threshold and is not considered further as part of this assessment. Notwithstanding this, the site has not been promoted for development and ownership details are unknown. Therefore the site is not guaranteed as being available or suitable.

## Appendix 3 Rejected sites within settlements

Site ref	Address	Settlement	Reason for rejection
M4	Car park (The Cabin), Elmer Road	Middleton	Given the character of the surrounding area, the site is unable to accommodate 6+ properties. Therefore the site fails to meet the study dwelling threshold and is not considered further as part of this assessment. Notwithstanding this, the site has not been promoted for development and ownership details are unknown. Therefore the site is not guaranteed as being available or suitable.
M5	Ancton Lodge, Ancton Lodge Lane	Middleton	Given the character of the surrounding area, the site is unable to accommodate 6+ properties. Therefore the site fails to meet the study dwelling threshold and is not considered further as part of this assessment.
121	Pagham Sports Ground, Nyetimber Lane,	Pagham	The site is allocated for open space in the Local Plan, therefore, the site is not considered suitable for housing development as part of this assessment.
P1	Land to the south of Harbour Road	Pagham	From the information available, the site is considered suitable for housing development in principle, however, there is no confidence in the site being available and coming forward for development, because the owner is unknown, and no-one is promoting the site for development.
P2	Land to the north of Harbour Road	Pagham	From the information available, the site is not considered suitable for housing development. The site does not currently offer a suitable location for development because development would result in unacceptable loss of open space.
P3	Land north of West Front Road	Pagham	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. However, it has not been possible to contact the owner/agent for this site. Availability is therefore unknown and there is no confidence in the site being available and coming forward for development. The site should be monitored and reviewed on a regular basis.
P4	Car Park at Sandy Road	Pagham	The site has planning permission for retirement homes, approved before the base date for this study. Therefore this is considered elsewhere in the study.
P6	Land at The Green,	Pagham	From the information available, the site is not considered suitable for housing development. The site does not currently offer a suitable location for development because it result in an unacceptable loss of important formal open space.

Site ref	Address	Settlement	Reason for rejection
P7	King's Haven, King's Drive	Pagham	From the information provided, the site is suitable for development in principle. However, the site has not been actively promoted and the ownership details are unknown. Therefore the site has not been considered for further assessment, although, it should be subject to regular monitoring and review.
P8	7 - 8 Arun Way	Pagham	Given the character and constraints of the surrounding area, the site is unable to accommodate 6+ properties. Therefore the site fails to meet the study dwelling threshold and is not considered further as part of this assessment.
P10	Land to the front of 24-68, Elbridge Crescent	Pagham	The site does not currently offer a suitable location for development because it is important open space and is constrained by the properties fronting onto it.
P12	Fairhaven, Nyetimber Lane	Pagham	Given the character of the surrounding area, the site is unable to accommodate 6+ properties. Therefore the site fails to meet the study dwelling threshold and is not considered further as part of this assessment. Notwithstanding this, the site has not been promoted for development and ownership details are unknown. Therefore the site is not guaranteed as being available.
P14	Car Park opposite The Bear Inn, Pagham Road	Pagham	Given the character of the surrounding area, the site is unable to accommodate 6+ properties. Therefore the site fails to meet the study dwelling threshold and is not considered further as part of this assessment.
P16	Land at Nyetimber Crescent	Pagham	Given the character of the surrounding area, the site is unable to accommodate 6+ properties. Therefore the site fails to meet the study dwelling threshold and is not considered further as part of this assessment. Notwithstanding this, the site has not been promoted for development and ownership details are unknown. Therefore the site is not guaranteed as being available or suitable.
P18	Land at Hook Lane and Sefter Road	Pagham	Given the character of the surrounding area, the site is unable to accommodate 6+ properties. Therefore the site fails to meet the study dwelling threshold and is not considered further as part of this assessment.
P19	Cophorn Caravan Park, Rose Green Road	Pagham	From the information available, the site is not considered suitable for housing development. Although the site may have future potential it does not currently offer a suitable location for development because the site is currently in use. The site should be monitored and reviewed.

Site ref	Address	Settlement	Reason for rejection
P11a	105 Willowhale Cottage, Nyetimber Lane	Pagham	Given the character of the surrounding area, the site is unable to accommodate 6+ properties. Therefore the site fails to meet the study dwelling threshold and is not considered further as part of this assessment. Notwithstanding this, the site does not currently offer a suitable location for development because development would adversely affect the setting of the listed building.
P11b	Garage Compound adj to 50, 52 & 54 Elbridge	Pagham	Given the character of the surrounding area, the site is unable to accommodate 6+ properties. Therefore the site fails to meet the study dwelling threshold and is not considered further as part of this assessment.
R1	Rustington Convalescent Home, Sea Road	Rustington	The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. However there are current physical constraints which need to be overcome before development can be progressed. These include flooding, contamination and impact on the setting of listed building. However, there is no confidence in the site being available and coming forward for development, because the owner is unknown, and no-one is promoting the site for development.
R2	26 - 28 Hawley Road	Rustington	Given the character of the surrounding area, the site is unable to accommodate 6+ properties. Therefore the site fails to meet the study dwelling threshold and is not considered further as part of this assessment.
R4	Car park behind Churchill Parade, The Street	Rustington	From the information available, the site is not considered suitable for housing development. The site does not currently offer a suitable location for development because the site is currently well used and its development would result in an unacceptable loss of car parking.
R6	Allotments, Cowdray Drive	Rustington	From the information available, the site is not considered suitable for housing development. The site does not currently offer a suitable location for development because the site is currently in an alternative use which is well used and would constitute an inappropriate loss of valued allotments.
R7	Rustington House, Cowdray Drive	Rustington	From the information available, the site is not considered suitable for housing development. The site does not currently offer a suitable location for development because the site is a Listed Building- internal features and external setting are deemed too important.
R8	2 and 12 The Street	Rustington	From the information provided, the site is suitable for development in principle. However, the site has not been actively promoted and the ownership details are unknown. Therefore the site has not been considered for further assessment, although, it should be subject to regular monitoring and review.

Site ref	Address	Settlement	Reason for rejection
R9	Community Hospital, Glenville Road	Rustington	The site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. However, it has not been possible to contact the owner/agent for this site. Availability is therefore unknown and there is no confidence in the site being available and coming forward for development. The site should be monitored and reviewed on a regular basis.
R13	Sussex Works, Rear of Windmill Parade, Worthing Rd	Rustington	Given the character of the surrounding area, the site is unable to accommodate 6+ properties. Therefore the site fails to meet the study dwelling threshold and is not considered further as part of this assessment.
WA2	Land at Dower House, Parsons Walk	Walberton	Given the character of the surrounding area and the setting of the Listed Building, the site is unable to accommodate 6+ properties. Therefore the site fails to meet the study dwelling threshold and is not considered further as part of this assessment. Notwithstanding this, the site has not been promoted for development and ownership details are unknown. Therefore the site is not guaranteed as being available or suitable.
WA4	Branlea, Cissbury and Lansdown House, The Street	Walberton	Given the character of the surrounding area and setting of the Conservation Area, the site is unable to accommodate 6+ properties. Therefore the site fails to meet the study dwelling threshold and is not considered further as part of this assessment. Notwithstanding this, the site has not been promoted for development and ownership details are unknown. Therefore the site is not guaranteed as being available or suitable.
WA7	Longwall and land to the north, The Street	Walberton	Given the character of the surrounding area, the site is unable to accommodate 6+ properties. Therefore the site fails to meet the study dwelling threshold and is not considered further as part of this assessment. Notwithstanding this, the site has not been promoted for development and ownership details are unknown. Therefore the site is not guaranteed as being available or suitable so the site is rejected from further consideration in this study.
WA8	Land to the rear of Green Bank, Yapton Lane	Walberton	The site does not currently offer a suitable location for development because of its location within the Conservation Area and the siting of trees on the site, both of which would drastically reduce the densities achievable on site. Therefore, it is unlikely that the site could accommodate 6+ properties failing to meet the study dwelling threshold. Notwithstanding this, the site has not been promoted for development and ownership details are unknown. Therefore the site is not guaranteed as being available or suitable so the site is rejected from further consideration in this study.

## Appendix 3 Rejected sites within settlements

Site ref	Address	Settlement	Reason for rejection
WA9	Land to the rear of Woodlands, Cresta, Greenacres	Walberton	This area is judged as having a 'Low' Landscape Capacity for development. This was based on an assessment of the areas Landscape Value and Landscape Sensitivity. The site is therefore not considered suitable for development. The site appears landlocked with no proposed vehicular access and therefore achievability is unknown.
WA10	Garage, The Street	Walberton	From the information available, the site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. The site has had previous planning permission for 6no dwellings (2003) which has now lapsed. However, the site is currently in an alternative use and is therefore not currently available for development. The availability of this site should be monitored on a regular basis.
Y4	Car Park on Main Road	Yapton	The site does not currently offer a suitable location for development because development would have a detrimental affect to setting of a listed building and a Conservation Area and would result in an unacceptable loss of part of the recreation facilities for the village.
Y5	Church House, Church Lane	Yapton	Given the character of the surrounding area, the site is unable to accommodate 6+ properties. Therefore the site fails to meet the study dwelling threshold and is not considered further as part of this assessment.
Y6	Telephone Exchange, Church Lane	Yapton	The site is in active use and the land owner has confirmed that the site is not available for development.
Y8	Land to north of Stakers Farm, North End Road	Yapton	The site is constrained by the Listed Building (Stakers Farm) and the setting of the Conservation area. Therefore , given the character of the surrounding area, the site is unable to accommodate 6+ properties. Therefore the site fails to meet the study dwelling threshold and is not considered further as part of this assessment. Notwithstanding this, the site has not been promoted for development and ownership details are unknown. Therefore the site is not guaranteed as being available so the site is rejected from further consideration in this study.
Y9	Land to north of Raynham, North End Road	Yapton	The site is constrained by the Listed Buildings and the setting of the Conservation area. Therefore, given the character of the surrounding area, the site is unable to accommodate 6+ properties. Therefore the site fails to meet the study dwelling threshold and is not considered further as part of this assessment. Notwithstanding this, the site has not been promoted for development and ownership details are unknown. Therefore the site is not guaranteed as being available or suitable so the site is rejected from further consideration in this study.



## Appendix 3 Rejected sites within settlements

<b>Site ref</b>	<b>Address</b>	<b>Settlement</b>	<b>Reason for rejection</b>
Y10	Berri Court, Main Road	Yapton	The site does not currently offer a suitable location for development because development would have a detrimental effect on the setting of a listed building and a Conservation Area.
Y/55/08	Shoulder of Mutton and Cucumbers Public House	Yapton	The site is unlikely to accommodate more than 2/3 dwellings.
Y12b	Admore Ltd. And Quality Windows, Kings Close	Yapton	Given the character of the surrounding area, the site is unable to accommodate 6+ properties. Therefore the site fails to meet the study dwelling threshold and is not considered further as part of this assessment.



Appendix 4  
Sites with potential within settlements

Site ref	Settlement	Site Area (ha)	Local Authority
AW7	Aldwick	0.47	Arun
<b>Site Address</b>		<b>Type of site</b>	
262 Hawthorn Road		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Residential		Planning permission after base date	
<b>Description of site</b>			
The site consist of a large derelict property in large plot with a number of mature trees. The site is situated next to a large roundabout. The surrounding area is suburban in character. Access is off Hawthorn Road.			
<b>Planning history</b>			
Planning permission has been approved for 36 sheltered apartments after the April 2008 base date (Planning ref.BR/60/08).			
<b>Policy context</b>			
The site is located within the built up area where development for residential purposes is acceptable, in principle (Local Plan Policy GEN2).			
<b>Physical constraints</b>			
Vehicular access. There is potential for groundwater flood risk.			
<b>Potential Impacts</b>			
None identified.			
<b>Suitability summary</b>			
Planning permission has been approved for 36 sheltered apartments after the April 2008 base date (Planning ref. BR/60/08).			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
The owner or agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good.			

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	36	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
0	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
14.16	18.88	23.60	76.28		36

**Yield summary**

Planning permission has been approved for 36 sheltered apartments after the April 2008 base date (Planning ref.BR/60/08).

**Conclusion**

Planning permission has been approved for 36 sheltered apartments after the April 2008 base date (Planning ref.BR/60/08).

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
AW14	Aldwick	0.21	Arun
<b>Site Address</b>		<b>Type of site</b>	
101-111 Aldwick Road		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Residential		Not Known	
<b>Description of site</b>			
The site consists of four large detached properties fronting onto main road. The surrounding area is suburban in character. Access is off Aldwick Road.			
<b>Planning history</b>			
Pre-application discussions for 14 dwellings.			
<b>Policy context</b>			
The site is located within the built up area where development for residential purposes is acceptable, in principle (Local Plan Policy GEN2).			
<b>Physical constraints</b>			
Demolition of existing buildings and potential for groundwater flood risk.			
<b>Potential Impacts</b>			
None identified.			
<b>Suitability summary</b>			
The site was identified through informal officer survey and the site has previously had pre-application discussions regarding possible redevelopment. From the information available, the site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. There are no known policy or physical constraints preventing development.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
The owner or agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good.			

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	8	6	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
0	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
6.35	8.46	10.58	66.19		14

**Yield summary**

Site suitable for medium to high density flat development and the suggested yield is 14 units.

**Conclusion**

This site would be suitable for a medium to high density development of about 14 flats likely to be started in about 2010 and completed by 2012, depending on the recovery of the housing market.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
AW15	Aldwick	0.10	Arun
<b>Site Address</b>		<b>Type of site</b>	
113 - 115 Aldwick Road		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Residential		Not Known	
<b>Description of site</b>			
The site consist of two large detached properties - one corner plot, both with medium sized gardens. The surrounding area is suburban in character. Access is off Aldwick Road / Princess Avenue.			
<b>Planning history</b>			
A planning application (AW/128/08) for 16 dwellings was refused in August 2008 on grounds of lack of financial contribution towards public infrastructure.			
<b>Policy context</b>			
The site is located within the built up area where development for residential purposes is acceptable, in principle (Local Plan Policy GEN2).			
<b>Physical constraints</b>			
Demolition of existing buildings and potential for groundwater flood risk.			
<b>Potential Impacts</b>			
None identified.			
<b>Suitability summary</b>			
The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. The site could require mitigation to address the groundwater flood risk. A previous proposal for 16 dwellings was refused in August 2008 on grounds of lack of financial contribution towards public infrastructure. If this were resolved (subject to viability issues) then the site could come forward for development.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here. The site has been actively promoted through the planning system.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good.			



<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	8	8	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
0	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
2.94	3.93	4.91	163.06		16

**Yield summary**

The site could come forward for 16 dwellings in this location. The site is being actively promoted through the planning system.

**Conclusion**

Because of its location and characteristics, this site would be suitable for a mix of dwellings of about 16 units likely to be started in about 2010 and completed by 2012, depending on the recovery of the housing market. The deliverability of this site also depends heavily on the agreement of financial contributions in the proposal, and this will have to be resolved before development can go ahead. Therefore we have placed it in a later timeframe, although still within the first 5 years.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
AW/180/08	Aldwick	0.08	Arun
<b>Site Address</b>		<b>Type of site</b>	
1 & 2 The Precinct, West Meads		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Mixed		Not Known	
<b>Description of site</b>			
The site consists of 2 residential units with 1 retail/office space. The site is located next to a parade of shops. Access if off Station Road			
<b>Planning history</b>			
A planning application has been submitted for 8 units and has been refused (ref. AW/180/08). The site could come forward for a slightly lower density.			
<b>Policy context</b>			
The site is located within the built up area where development for residential purposes is acceptable, in principle (Local Plan Policy GEN2).			
<b>Physical constraints</b>			
TPOs now attached to trees on site.			
<b>Potential Impacts</b>			
None identified.			
<b>Suitability summary</b>			
From the information available, the site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here. Site has been promoted for development through the planning process.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good.			

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	6	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
0	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
2.43	3.25	4.06	73.94		6

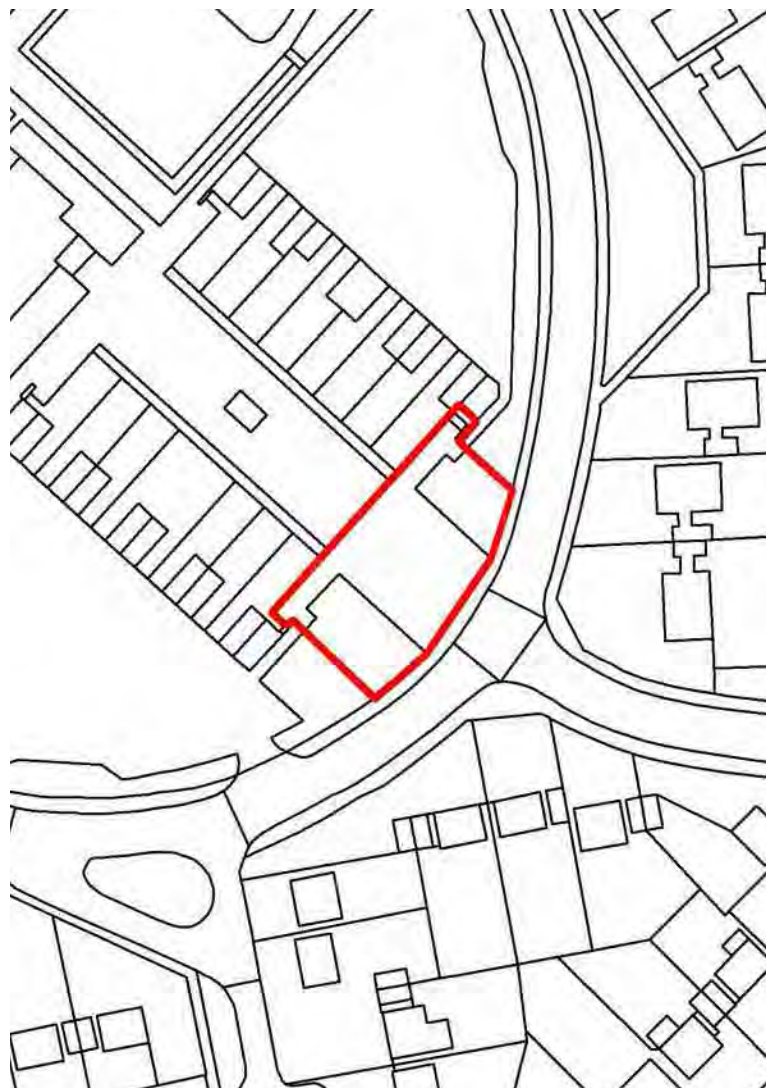
**Yield summary**

Although planning permission has been refused for 8 dwellings, it is likely that the site could come forward at a slightly lower density (6 dwellings).

**Conclusion**

From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site within the next 5 year timeframe subject to the continued availability of the site and the site gaining approval for development.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
101	Angmering	5.37	Arun
<b>Site Address</b>		<b>Type of site</b>	
Land South of Bramley Green/North of Mayflower Way		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Residential, Retail, Horticulture		Not Known	
<b>Description of site</b>			
This is a large brownfield site which is relatively flat. The site consists of car sales garage, horticulture, storage, residential car hire and vacant scrubland. The surrounding area is suburban in character, with residential development to the north. The site is situated off Mayflower Way and Roundstone Lane			
<b>Planning history</b>			
The northern part of site has extant permission for commercial. Since permission was granted for commercial purposes there has been little interest in redeveloping the site. Existing uses operating within the area with the benefit of planning permission are unlikely to cease due to their viability and the income derived from those businesses.			
<b>Policy context</b>			
The northern part of the site forms part of a large mixed use allocation in the Local Plan (Policy SITE 4).The southern part of the site is allocated as open space (Local Plan Policy SITE3) and Local Gap (Local Plan Policy AREA11). The site lies within an area which is being considered as a potential location for future strategic development of between 500 and 1,500 houses. (Core Strategy Options for Growth consultation document February 2009).			
<b>Physical constraints</b>			
The demolition of the existing buildings. Given the sites previous use there is potential for contamination. The site is situated within a groundwater emergence zone and groundwater flood risk area.			
<b>Potential Impacts</b>			
In a 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 a Contained Character. The landscape appraisal for this study says that the site lies in LCA 42 Angmering Coastal Plain (Low/Medium Capacity). The land to the north is brownfield and suitable for development, whilst the land to the south is important as part of the buffer and separation between the southern edge of Angmering, the A259, and north eastern edge of Littlehampton. The vegetation in this area is an important characteristic feature which provides screening.			
<b>Suitability summary</b>			
The northern part of the site (located within Policy SITE4) offers a suitable location for development. The site has no known policy restrictions or physical limitations that would limit development, however the issues of contamination and groundwater flood risk will have to be considered when looking at viability and the developable area. Since permission was granted for commercial purposes there has been little interest in redeveloping the site and existing uses operating within the area with the benefit of planning permission are unlikely to cease due to their viability and the income derived from those businesses. The southern part of the site is protected open space and local gap and therefore unsuitable for development.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
The agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development. The agent has confirmed that a planning application will be submitted within 3-4 months. The application will be mixed use for circa 100 dwellings and 4 acres of commercial.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site, if a revised planning application is sought. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good.			

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
40	40	20	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
161.03	214.70	268.38	18.63		100

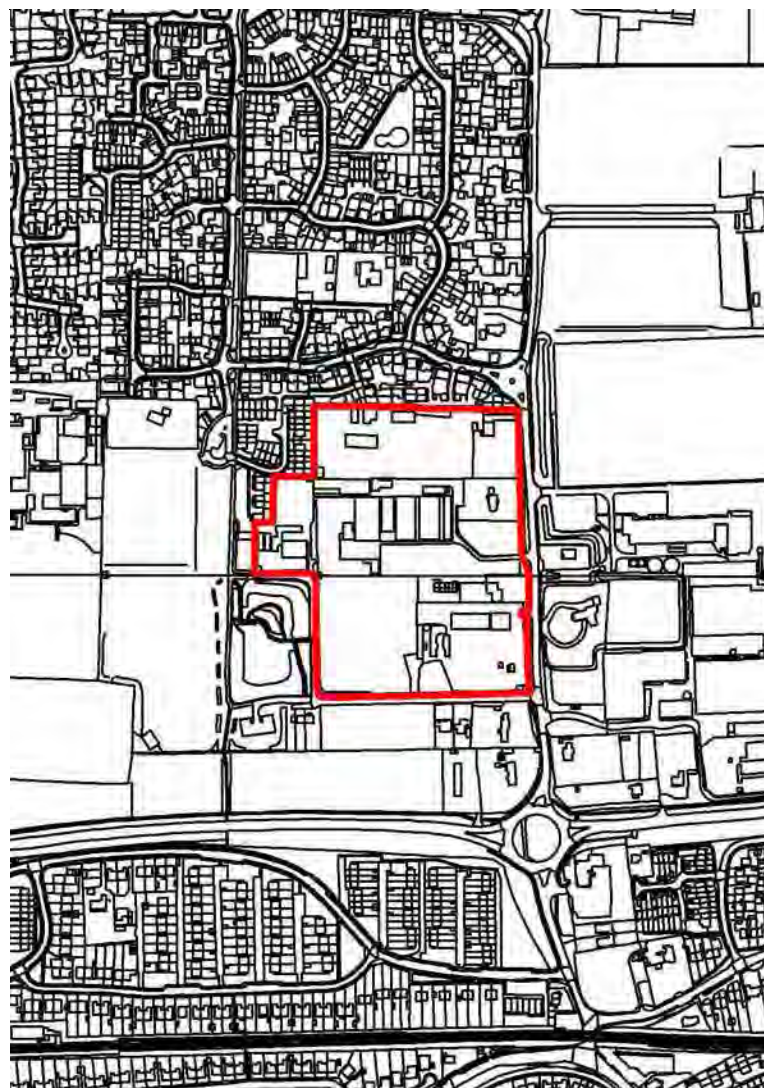
**Yield summary**

The northern part of the site is suitable for mixed use development and the south part of the site should be retained and enhanced as open space. Taking account of the character of the site and its surroundings, this site is likely to be developed for about 100 units at an average density of 35-40 dph which will provide an appropriate range of dwellings for the housing market in this location

**Conclusion**

The northern part of the site is suitable for mix use development and the south part of the site should be retained and enhanced as open space as part of the buffer and separation between the southern edge of Angmering, the A259, and north eastern edge of Littlehampton.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
115	Arundel	0.43	Arun
<b>Site Address</b>		<b>Type of site</b>	
Electronic Sub Station, Ford Road,		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Vacant		No planning status	
<b>Description of site</b>			
The site is a very overgrown plot with electrical substation building. Located on approach to Arundel off Ford Road.			
<b>Planning history</b>			
None identified.			
<b>Policy context</b>			
The site is located within the built up area where development for residential purposes is acceptable, in principle. Some TPOs on adjacent site (58). Site is within the setting of Arundel policy AREA3.			
<b>Physical constraints</b>			
Ground contamination from the previous use of the site as a former gas works. Located in flood zone 2 and 3a (fluvial), flood zone 2 and 3a (tidal). Council identified groundwater emergence zone and groundwater flood risk.			
<b>Potential Impacts</b>			
None identified.			
<b>Suitability summary</b>			
There may be some opportunity for part of the site to be used for housing, 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.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. 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.			
<b>Achievability summary</b>			
From the information available, it is considered that physical constraints are capable of being overcome in such a way that the proposed development remains viable and deliverable within 10 years.			

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	15	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
0	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
13.01	17.34	21.68	34.59		15

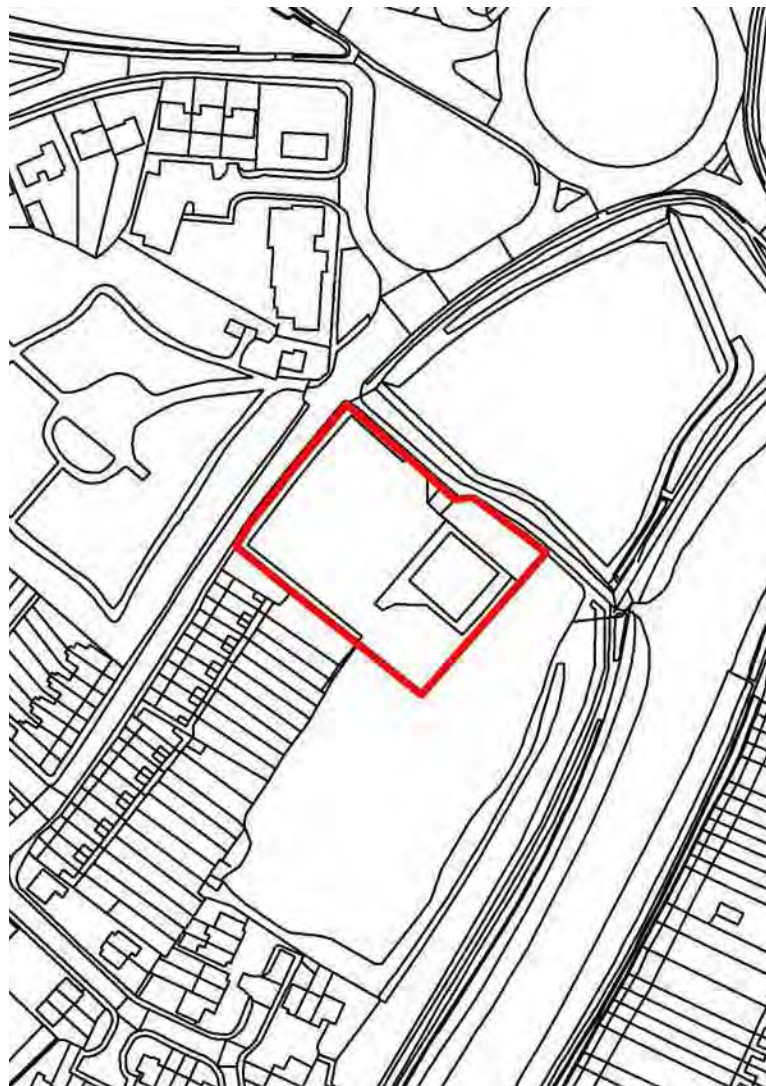
**Yield summary**

Taking account of the character of the site and its surroundings, this site will likely to be developed for low to medium density development typically comprising a mix of detached, semi detached and terraced dwellings, and the suggested yield is 15 units

**Conclusion**

There may be some opportunity for part of the site to be used for up to 15 dwellings, subject to overcoming the setting of Arundel policy and appropriate flood alleviation.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
120	Bersted	0.68	Arun
<b>Site Address</b>		<b>Type of site</b>	
Land to the Rear of 1-29 North Bersted Street		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Agriculture		Not Known	
<b>Description of site</b>			
This is a flat site surrounded by hedging, and is currently used as a small holding and located within a suburban area off North Bersted Street.			
<b>Planning history</b>			
None identified.			
<b>Policy context</b>			
The site was part of a proposed Local Plan housing allocation (SITE 6), although removed from the Plan as a result of a High Court challenge. The site was not subject to the existing planning permission.			
<b>Physical constraints</b>			
Vehicular access. The site is likely to suffer from groundwater flood risk (medium-high risk).			
<b>Potential Impacts</b>			
None identified.			
<b>Suitability summary</b>			
From the information available, the site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. There are no known policy or physical constraints preventing development.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
Despite the site still being in use, the agent assures the site could become available between 1-3 years. Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. 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.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good.			



<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	13	13	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
0	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
20.36	27.14	33.93	38.32		26

**Yield summary**

Taking account of the character of the site and its surroundings, this site is likely to be developed for about 26 units at an average density of 40 dph which will provide an appropriate range of dwellings for the housing market in this location

**Conclusion**

Because of its location and characteristics, this site would be suitable for a mix of dwellings of about 26 units likely to be started in about 2011 and completed by 2013, depending on the recovery of the housing market.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
37	Bognor Regis	0.02	Arun
<b>Site Address</b>		<b>Type of site</b>	
Claremont House, West Street		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Launderette, Residential		Not Known	
<b>Description of site</b>			
The site is a corner plot consisting of an old building located close to sea and centre of town in dense urban area. Access is off West Street / Scott Street.			
<b>Planning history</b>			
None identified.			
<b>Policy context</b>			
PPS23 Planning and Pollution Control. The site is located within the built up area where development for residential purposes is acceptable, in principle (Local Plan Policy GEN2). The site is partially within the Steyne and Waterloo square (Bognor Regis) Conservation Area.			
<b>Physical constraints</b>			
The development of the site may result in the loss of ground floor shops, potential contamination and groundwater flood risk.			
<b>Potential Impacts</b>			
Potential impact on surrounding properties.			
<b>Suitability summary</b>			
From the information available, the site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. There are no known policy or physical constraints preventing development.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
The owner confirms that the site is available for development, and that there are no legal or ownership problems which could limit development. The owner wishes to redevelop the site (with a new extension) for 7 no self contained flats.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good, despite the current economic downturn.			

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	7	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
0	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
0.70	0.93	1.16	300.55		7

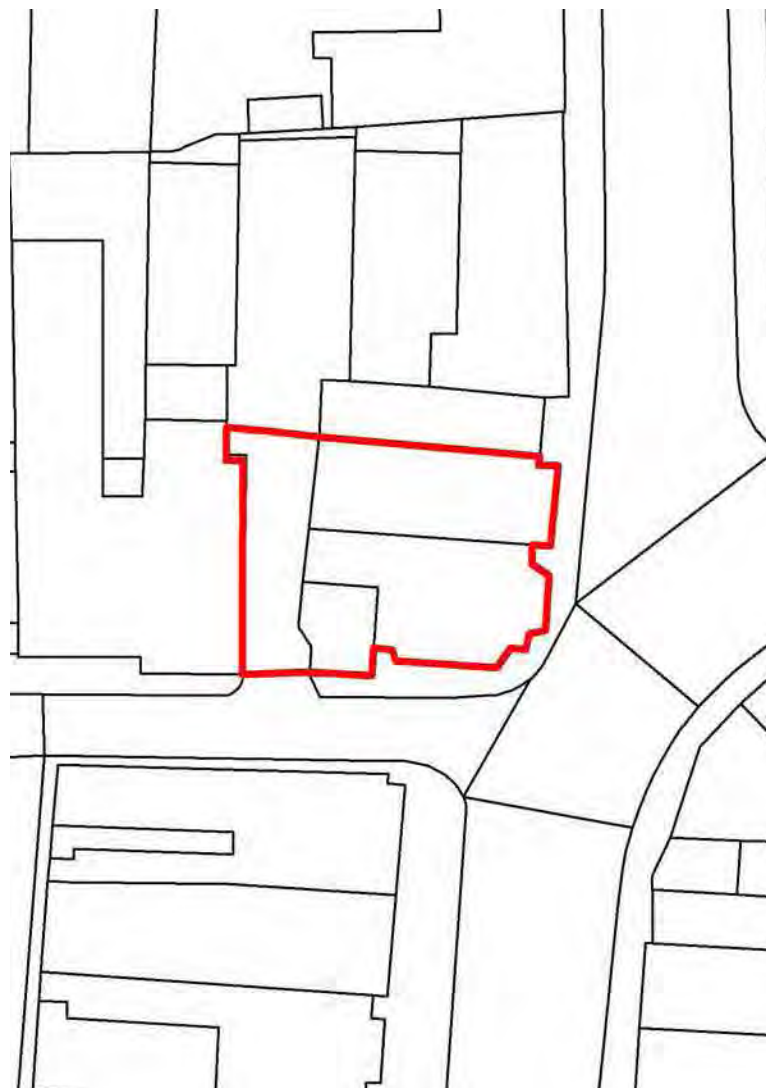
**Yield summary**

The owner wishes to redevelop the site (with a new extension) for 7no self contained flats.

**Conclusion**

Due to the nature of the site and the fact that there are constraints to be overcome, it is thought probable that the site could come forward within the next 5 year time frame.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
BR1	Bognor Regis	0.52	Arun
<b>Site Address</b>		<b>Type of site</b>	
Car Park at Butlins, Gloucester Road		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Car Park		Not Known	
<b>Description of site</b>			
The sites consists of a large car park, split level, fronting onto the sea. Butlins is located to the rear. Access is off Gloucester Road.			
<b>Planning history</b>			
Planning application BR/273/91 - Outline permission for 60 flats.			
<b>Policy context</b>			
PPS25 Flooding. The site is located within the built up area where development for residential purposes is acceptable, in principle (Local Plan Policy GEN2). The site is located within the Bognor Regis regeneration area (Local Plan Policy SITE 2 - would encourage the use of this site to achieve regeneration aims). Site identified within Bognor Regis Master Plan. Identified in the Bognor Regis Seafront strategy for a water sports facility.			
<b>Physical constraints</b>			
The beach is located to the south. Development would result in the loss of car park spaces. The site is located within flood zones 2 and 3a (tidal), coast risk area and groundwater flood risk area. Flooding from land (urban).			
<b>Potential Impacts</b>			
None identified.			
<b>Suitability summary</b>			
The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. However there are current policy constraints which need to be overcome before development can be progressed. These include the loss of car park spaces, but due to the site being part of a wider regeneration area, it is highly likely that new car parking facilities will be built into any new comprehensive scheme of the area. Additionally, the site is identified within flood zone 3a where an exception test needs to be passed to justify housing development.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
The site is currently in an alternative use, however, the owner or agent confirms that the site would be available for development if the regeneration scheme goes ahead, and that there are no legal or ownership problems which could limit development.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good.			

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	13
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
12	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
15.46	20.61	25.76	48.52		25

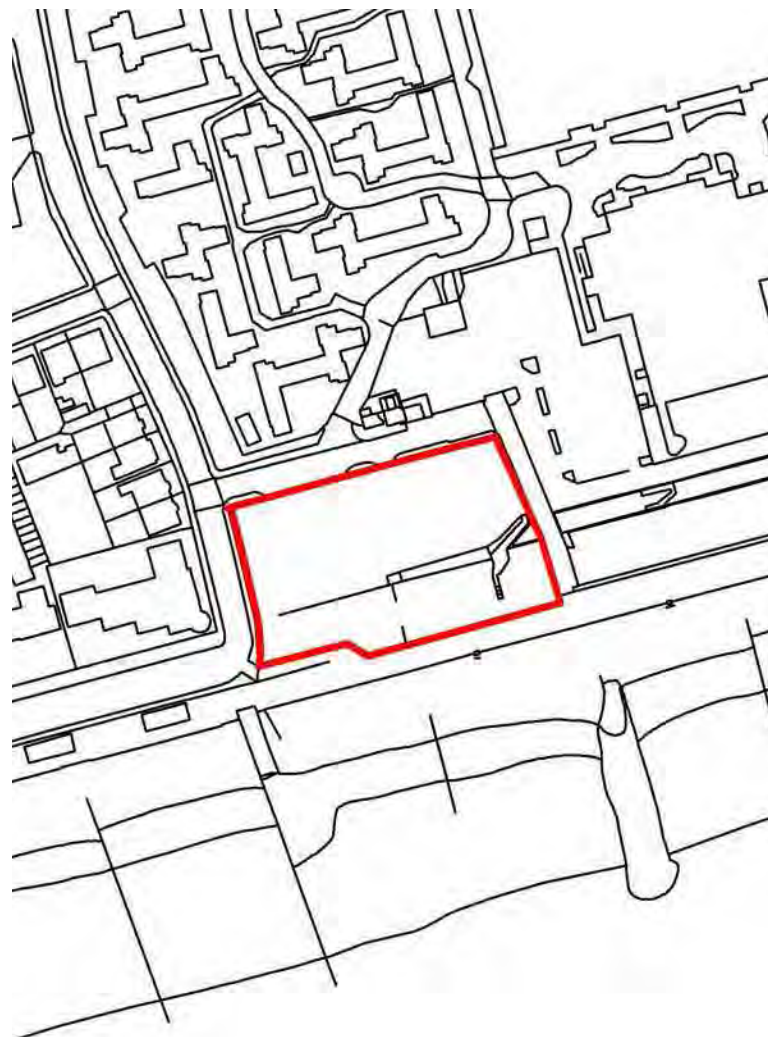
**Yield summary**

Taking account of the character of the site and its surroundings, this site will likely to be developed for high density development typically comprising a mix of terraced dwellings, town houses or flats, and the suggested yield is 25 units. However, this site is unlikely to come forward in isolation and is part of a wider regeneration area; therefore the yield could be higher or lower than assessed here.

**Conclusion**

Because of its location and characteristics as part of a wider scheme, this site would be suitable for a mix of dwellings of about 25 units likely to be started in about 2013 and completed by 2015, depending on the recovery of the housing market.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
BR5	Bognor Regis	1.33	Arun
<b>Site Address</b>		<b>Type of site</b>	
Hothampton Car Park, The Queensway		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Car Park, Health Centre		Not Known	
<b>Description of site</b>			
This is a fairly large plot including health centre next to a park / play area. The buildings are at various heights. The surrounding area is urban in character and access is off The Queensway.			
<b>Planning history</b>			
None identified.			
<b>Policy context</b>			
The site is located within the built up area where development for residential purposes is acceptable, in principle (Local Plan Policy GEN2). The site forms part of a health centre, part a protected open space (Local Plan Policy AREA5) and part car park. Adjoins the Steyne and Waterloo Square Conservation Area (Local Plan Policy AREA2). The site falls within the Bognor Regis Master Plan which allocates some of this site for health purposes.			
<b>Physical constraints</b>			
The site is currently in use and development would result in the loss of car parking spaces. There is potential for groundwater flood risk.			
<b>Potential Impacts</b>			
None identified.			
<b>Suitability summary</b>			
Development could be suitable but subject to the Bognor Regis Masterplan which allocates some of this site for health purposes (GP surgery on site as present will be incorporated into any new scheme) but it could be suitable for mixed use development including some residential. The Task Force has a development agreement with St Modwen to bring forward a scheme, and the timescale for this will be reviewed as the economic situation improves. Long term prospects but within the LDF timeframe.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
The owner or agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development. The site is identified in the Bognor Regis Masterplan.			
<b>Achievability summary</b>			
From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site at the current time but the site does have potential to provide a suitable and achievable location in the future.			

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
0	0	35	35	30	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
39.96	53.29	66.61	75.07		100

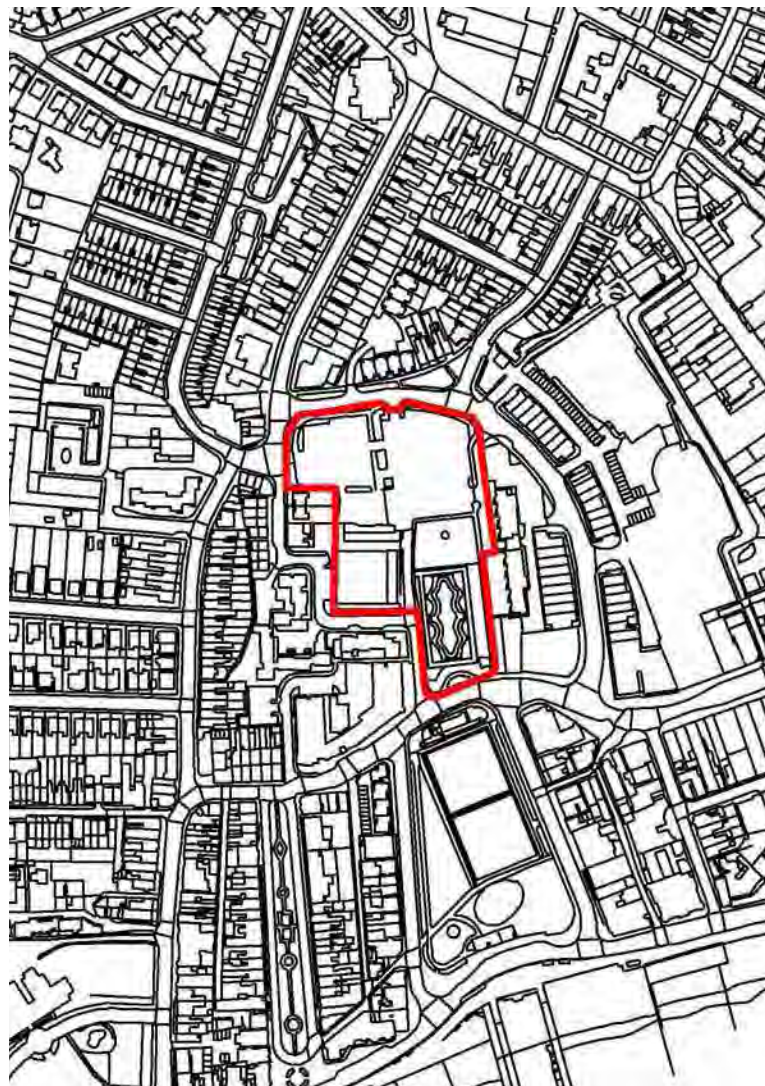
**Yield summary**

Site suitable for high density development typically comprising a mix of terraced dwellings, town houses or flats, but the site will be mixed use so the site area for residential purposes will be greatly reduced. Therefore the suggested yield is approximately 100 dwellings.

**Conclusion**

Because of its location and characteristics, this site would be suitable for a mix of dwellings of about 100 units likely to be started in about 2016 and completed by 2019, depending on the recovery of the housing market.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
BR10	Bognor Regis	1.19	Arun
<b>Site Address</b>		<b>Type of site</b>	
Covers, Richmond Road		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Warehouse, Retail		Not Known	
<b>Description of site</b>			
The site consists of a large builders merchant warehouse with car park. The site is relatively flat site, with storage area to the rear. There is a railway line to the west. The surrounding area is urban in character. Access is off Richmond Road.			
<b>Planning history</b>			
None identified.			
<b>Policy context</b>			
The site is located within the built up area where development for residential purposes is acceptable, in principle (Local Plan Policy GEN2). The site adjoins Bognor Regis Conservation Area (Local Plan Policy AREA2). The Goods Shed is a local buildings of character (Local Plan Policy GEN22). Site identified within Bognor Regis Master Plan.			
<b>Physical constraints</b>			
The existing buildings would require demolition. There is likely to be noise impact from railway line. The site has potential for groundwater flood risk.			
<b>Potential Impacts</b>			
None identified.			
<b>Suitability summary</b>			
From the information available, the site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. There are no known policy or physical constraints preventing development, although the existing use would have to move and all of this area is subject to Bognor Regis Masterplan with regard to what will be located where.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
The owner or agent confirms that the site is available for development in the medium/ long term, and that there are no legal or ownership problems which could limit development.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good.			



<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	30
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
40	40	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
35.85	47.79	59.74	92.06		110

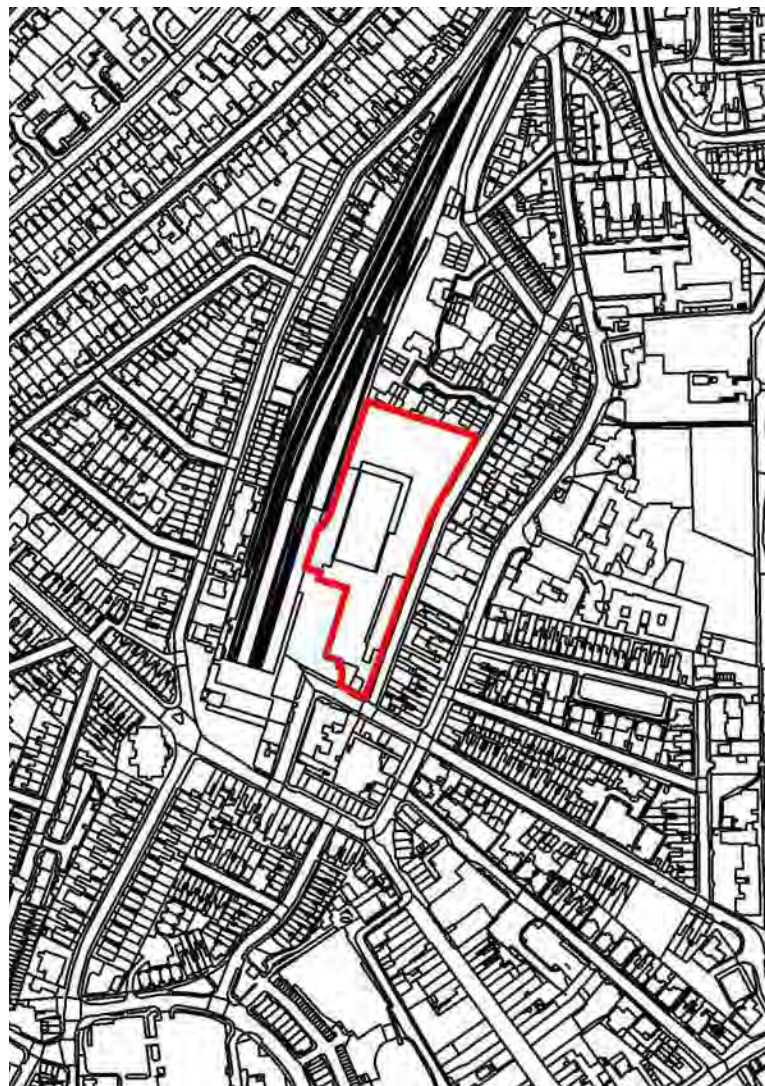
**Yield summary**

Mix of high density accommodation appropriate on this highly accessible site. Site is suitable and included in the BR Masterplan for high density residential development. It is likely that the site could accommodate about 110 dwellings starting in 2013 and completed in 2016.

**Conclusion**

Due to the nature of the site and the fact that there are constraints to be overcome, it is thought probable that the site could come forward within the next 5 year time frame.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
BR19	Bognor Regis	1.70	Arun
<b>Site Address</b>		<b>Type of site</b>	
Regis Centre Site, The Esplanade		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Theatre, Market, Car Park, Council Offices		Not Known	
<b>Description of site</b>			
The site consists of Regis Centre, market area and Council Offices. The surrounding area is urban in character. Access is off Belmont Street / The Esplanade.			
<b>Planning history</b>			
None identified.			
<b>Policy context</b>			
The site is located within the built up area where development for residential purposes is acceptable, in principle (Local Plan Policy GEN2). The site is within policy area SITE2 and is covered by the Masterplan, which identifies this site as providing a "Leisure Heart" (with an option for upper floor residential uses). The site includes a listed building - Town Hall. PPG17 Planning for open space.			
<b>Physical constraints</b>			
Development would result in the demolition of existing buildings. The site is located with a coast risk area and there is potential for groundwater flood risk.			
<b>Potential Impacts</b>			
None identified.			
<b>Suitability summary</b>			
The site would be suitable in principle for development but development should be according to the BR Masterplan which allocates leisure and some mixed use for the site. Due to current economic conditions, it is uncertain when or exactly what type the development will be but estimated figures are approximately 160. The Bognor Regis Task Force have a development agreement with St Modwen who will be producing a brief/ scheme. The timeframe for this is under review but will be within the LDF timescale.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
The site is currently in an alternative use and is therefore not immediately available for development. The availability of this site should be monitored on a regular basis.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site in the long term. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good.			

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
0	0	0	0	0	80
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
80	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
51.11	68.15	85.18	93.92		160

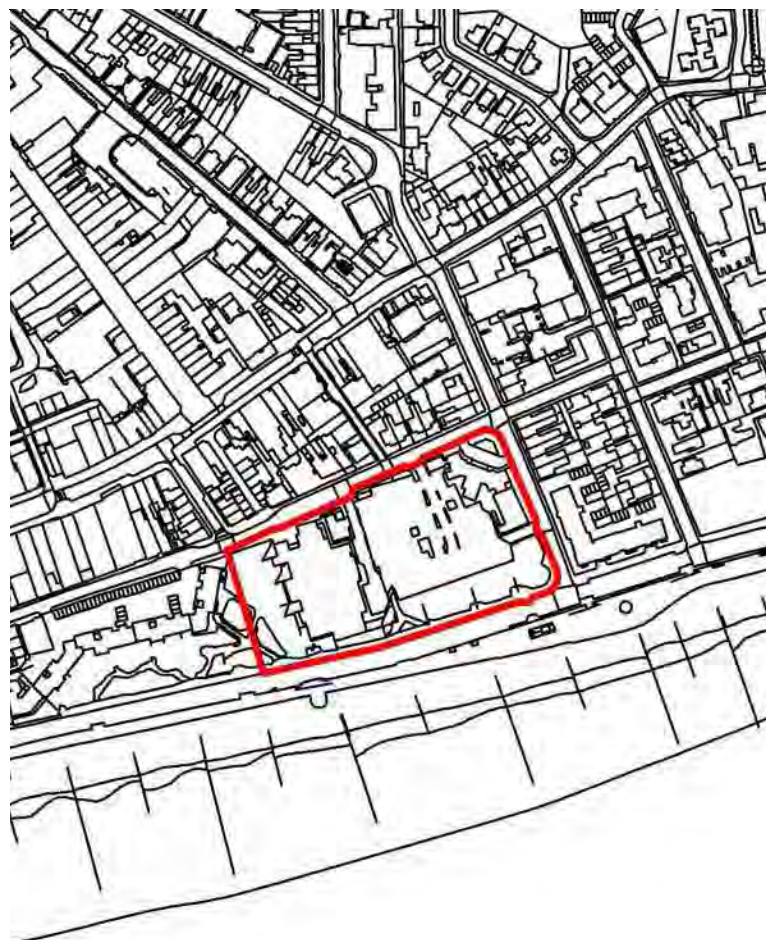
**Yield summary**

The site suitable for high density development typically comprising a mix of terraced dwellings, town houses or flats, as part of a mixed use development and the suggested yield is 160 units. Upper floors may be suitable for residential development

**Conclusion**

Due to the nature of the site and the fact that there are constraints to be overcome, it is thought probable that the site could come forward within the next 15 year time frame. Part of the site would be suitable for residential development in conjunction with a mixed use of the site according to the BR Masterplan.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
BR20	Bognor Regis	2.93	Arun
<b>Site Address</b>		<b>Type of site</b>	
Bognor Regis Community College, West Loats Lane		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Secondary School		Not Known	
<b>Description of site</b>			
The site is clearly split into two sites. Both sites currently consist of school buildings, both on the edge of residential areas. The surrounding area is suburban in character and access is off West Loats Lane / Pevensey Road.			
<b>Planning history</b>			
The site is subject to a planning application (BR/124/08), involving redevelopment of Bognor Regis Community College, which includes 114 residential units on two sites and is recommended for approval subject to S106 agreement.			
<b>Policy context</b>			
The site is located within the built up area where development for residential purposes is acceptable, in principle (Local Plan Policy GEN2).			
<b>Physical constraints</b>			
Development would result in the demolition of existing buildings. There is potential for contamination and groundwater flood risk.			
<b>Potential Impacts</b>			
The school buildings are currently being redeveloped, thus making the sites available for housing once the school buildings have been occupied.			
<b>Suitability summary</b>			
The site is suitable in principle for residential development, because of its location and characteristics, subject to the relocation of the school buildings. The site is subject to a planning application for 114 units on two sites and has been recommended for approval subject to S106.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site, given that the site has been recommended for approval subject to S106. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good.			

2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013	2013 - 2014
0	0	0	0	0	0
2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020
38	38	38	0	0	0
2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026
0	0	0	0	0	0
30dph	40dph	50dph	Final density:		Final suggested yield:
87.90	117.20	146.50	38.91		114

**Yield summary**

This site would be suitable for a mix of 2, 3 and 4 bed flats and houses to compliment the existing character of the area. The site has been recommended for approval for 114 dwellings. Permission covers both sites and the terms of the S106 have been agreed in outline. Completions expected over years 2014-17.

**Conclusion**

The site is suitable and has been recommended for approval by the Council. Development here will depend on the transfer of the college facilities to a replacement site currently being developed and therefore the yields have been placed in later timeframes. Because of its location and characteristics, this site would be suitable for a mix of dwellings of about 114 units likely to be started in about 2014 and completed by 2017, depending on the recovery of the housing market.

**Site plan**

Site ref	Settlement	Site Area (ha)	Local Authority
BR/120/08	Bognor Regis	0.03	Arun
<b>Site Address</b>		<b>Type of site</b>	
The workshop premises, south of Belmont Street		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Workshops		Planning permission after base date	
<b>Description of site</b>			
The site consists of workshop premises			
<b>Planning history</b>			
Outline planning permission has been approved since the base date for 14 dwellings.			
<b>Policy context</b>			
The site is located within the built up area where development for residential purposes is acceptable, in principle (Local Plan Policy GEN2).			
<b>Physical constraints</b>			
None identified.			
<b>Potential Impacts</b>			
None identified.			
<b>Suitability summary</b>			
From the information available, the site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. There are no known policy or physical constraints preventing development. The site has been granted planning permission since the study base date for 14 dwellings.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here. The site has been actively promoted through the planning system.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good.			

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	14	0	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
0	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
0.92	1.23	1.54	455.88		14

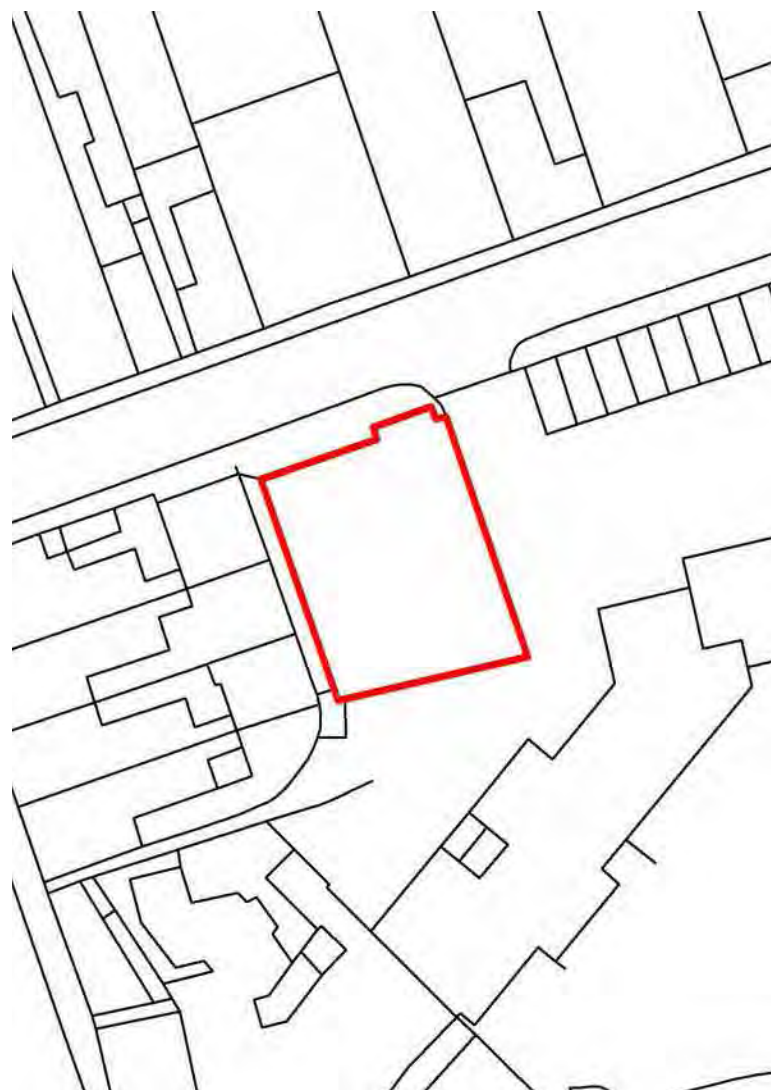
**Yield summary**

The site has been granted planning permission since the study base date for 14 dwellings likely to be started in about 2010 and completed by 2011 depending on the recovery of the housing market.

**Conclusion**

From the information available it is considered that the site is economically viable and the site is likely to be developed in the next 5 years.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
BR/136/08	Bognor Regis	0.32	Arun
<b>Site Address</b>		<b>Type of site</b>	
Site of Beaumaris, Stapleford & Holyrood		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
C3 Housing		Planning permission after base date	
<b>Description of site</b>			
The site consists of three existing properties and associated land.			
<b>Planning history</b>			
Planning permission (BR/136/08) has been approved for the demolition of existing properties and erection of sheltered accommodation for the elderly comprising 24 apartments with communal facilities and amenity space.			
<b>Policy context</b>			
The site is located within the built up area where development for residential purposes is acceptable, in principle (Local Plan Policy GEN2).			
<b>Physical constraints</b>			
None identified.			
<b>Potential Impacts</b>			
None identified.			
<b>Suitability summary</b>			
Planning permission has been approved for 24 sheltered apartments.			
<b>Market appraisal</b>			
<p>Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.</p>			
<b>Availability summary</b>			
Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here. The site has been actively promoted through the planning system.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good.			



<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	24	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
0	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
9.73	12.97	16.21	74.03		24

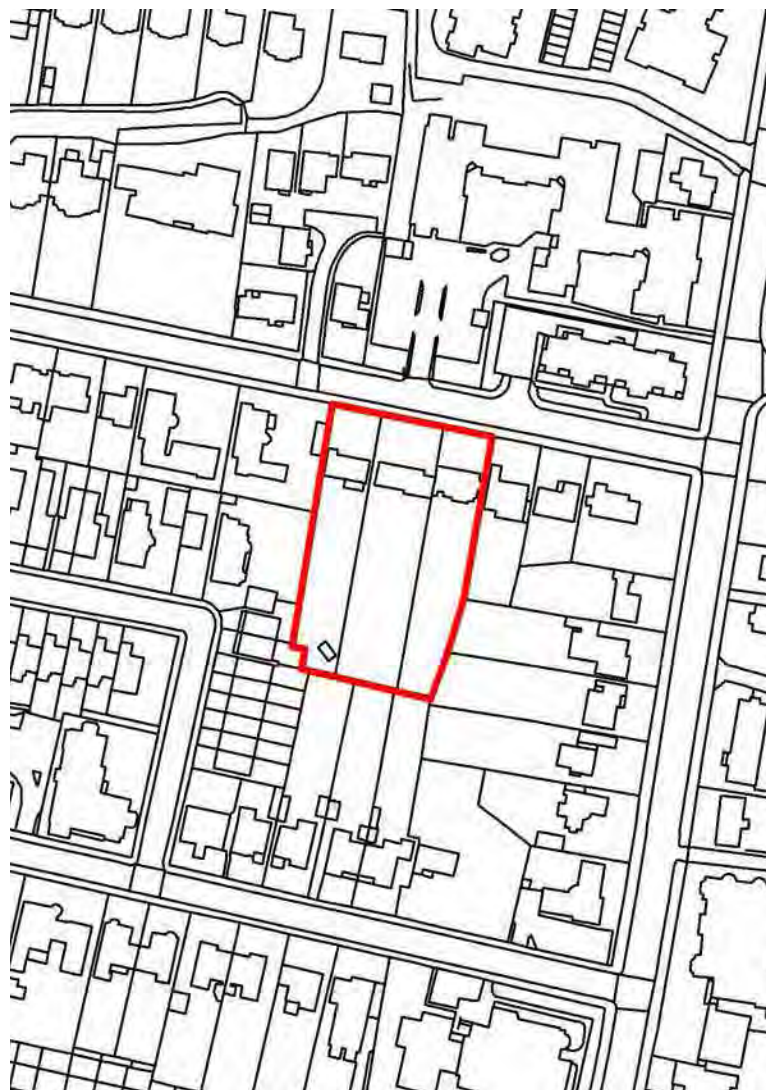
**Yield summary**

Planning permission has been approved for 24 sheltered apartments.

**Conclusion**

Planning permission has been approved for 24 sheltered apartments.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
BR/208/08	Bognor Regis	0.02	Arun
<b>Site Address</b>		<b>Type of site</b>	
Ockley house, 6 Ockley Road		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
B8 Storage and distribution		Planning permission after base date	
<b>Description of site</b>			
The site consist of an existing warehouse.			
<b>Planning history</b>			
Planning permission granted for the demolition of old warehouse and erection of 6 one bed flats.			
<b>Policy context</b>			
The site is located within the built up area where development for residential purposes is acceptable, in principle (Local Plan Policy GEN2).			
<b>Physical constraints</b>			
None identified.			
<b>Potential Impacts</b>			
None identified.			
<b>Suitability summary</b>			
From the information available, the site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. There are no known policy or physical constraints preventing development. The site has been granted planning permission since the study base date for 6 flats.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here. The site has been actively promoted through the planning system.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good.			

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	6	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
0	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
0.62	0.83	1.04	288.03		6

**Yield summary**

The site has been granted planning permission since the study base date for 6 apartments. Delay likely due to market factors.

**Conclusion**

The site has planning permission and from the information available it is considered that the site is economically viable and likely to be developed in the next 5 years.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
BR/340/07	Bognor Regis	0.30	Arun
<b>Site Address</b>		<b>Type of site</b>	
Bookers Yard, Bersted St		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Industrial		Planning permission after base date	
<b>Description of site</b>			
The site consists of Bookers Yard off Bersted St.			
<b>Planning history</b>			
Planning permission has been granted for 12 dwellings.			
<b>Policy context</b>			
The site is located within the built up area where development for residential purposes is acceptable, in principle (Local Plan Policy GEN2).			
<b>Physical constraints</b>			
None identified.			
<b>Potential Impacts</b>			
None identified.			
<b>Suitability summary</b>			
From the information available, the site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. There are no known policy or physical constraints preventing development. Permission has been granted for 12 dwellings.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
The owner or agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good.			

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	6	6	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
0	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
8.99	11.99	14.98	40.04		12

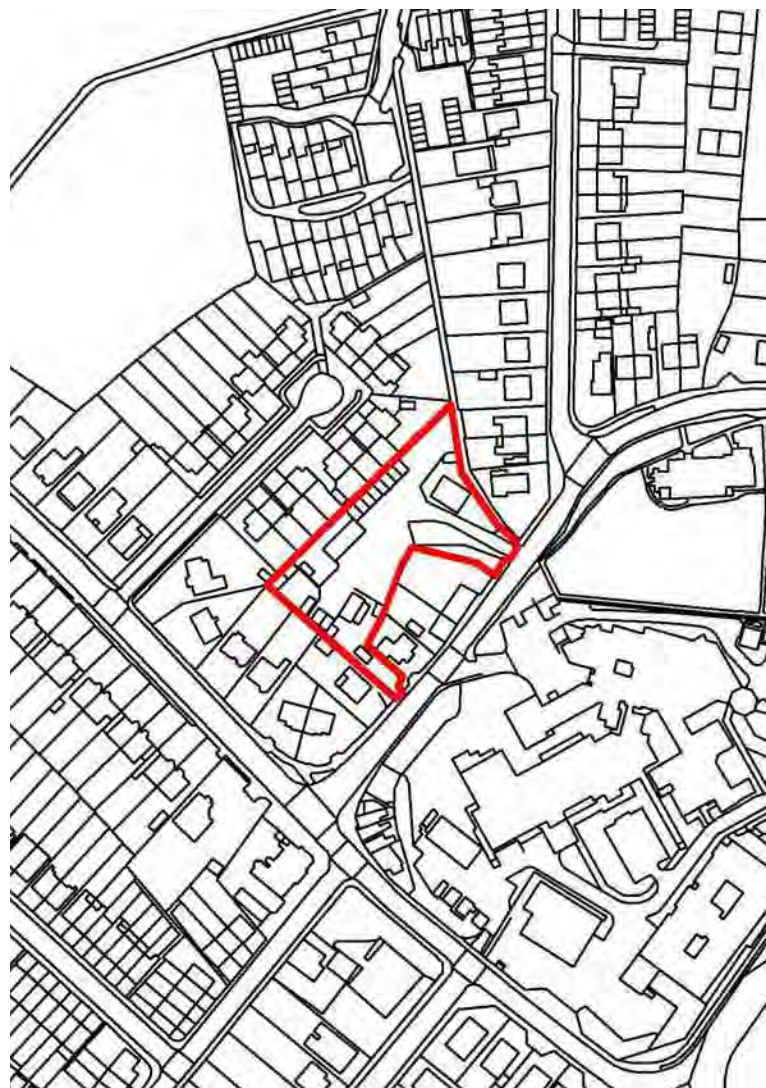
**Yield summary**

Permission has been granted for 12 dwellings. Development expected to start end of 2010.

**Conclusion**

Planning permission has been granted and it is thought probable that the site could come forward within the next 5 year time frame.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
EP2	East Preston	0.68	Arun
<b>Site Address</b>		<b>Type of site</b>	
Land North of Manor Road adjoining Nursery Close		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Residential, Vacant		Planning permission after base date	
<b>Description of site</b>			
The site is a large irregular shaped plot containing wood land and existing buildings. The surrounding area is suburban in character. Access is off Nursery Road.			
<b>Planning history</b>			
Planning permission was approved in 03/09/08 for circa 21 dwellings (ref. EP/95/08/).			
<b>Policy context</b>			
The site is located within the built up area where development for residential purposes is acceptable, in principle (Local Plan Policy GEN2). Listed building - Manor Garage PPG15 Planning and the Historic Environment			
<b>Physical constraints</b>			
Existing trees and potential for groundwater flood risk.			
<b>Potential Impacts</b>			
None identified.			
<b>Suitability summary</b>			
From the information available, the site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. There are no known policy or physical constraints preventing development. The site has recently had permission granted for 21 dwellings with access, parking and amenity space. The site was granted permission in September 2008.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
Planning permission was approved on the site in 2008 for circa 21 dwellings. The agent has confirmed that the developers will be starting construction towards the end of 2009.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good.			

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	10	11	0	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
0	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
20.41	27.21	34.01	30.87		21

**Yield summary**

The site has recently had permission granted for 21 dwellings with access, parking and amenity space. The site was granted permission in September 2008.

**Conclusion**

Because of its location and characteristics, this site would be suitable for a development of about 21 units likely to be started in about 2009 and completed by 2010, depending on the recovery of the housing market.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
36	Felpham	0.10	Arun
<b>Site Address</b>		<b>Type of site</b>	
The Felpham Club, 43 Felpham Way		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Public House		Not Known	
<b>Description of site</b>			
The site consists of a large period pub with car park to the rear (tarmac). The surrounding arrear is suburban in character. Access is off Felpham Way.			
<b>Planning history</b>			
None identified.			
<b>Policy context</b>			
The site is located within the built up area where development for residential purposes is acceptable, in principle (Local Plan Policy GEN2). The site is adjacent to Listed Buildings 45, 47 and 47a Felpham Way and is a local list building. Local Plan Policy GEN22 (Buildings or Structures with Character). PPG15 Planning and the Historic Environment and PPS25 - Flooding.			
<b>Physical constraints</b>			
The existing buildings would require demolition and there is potential overlooking and groundwater flood risk issues.			
<b>Potential Impacts</b>			
Located within the urban area - impact on surrounding properties.			
<b>Suitability summary</b>			
From the information available, the site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. This site has buildings of character on site (GEN22) and this should be taken into consideration if a scheme comes forward.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good.			



<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	6	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
0	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
3.04	4.05	5.07	59.22		6

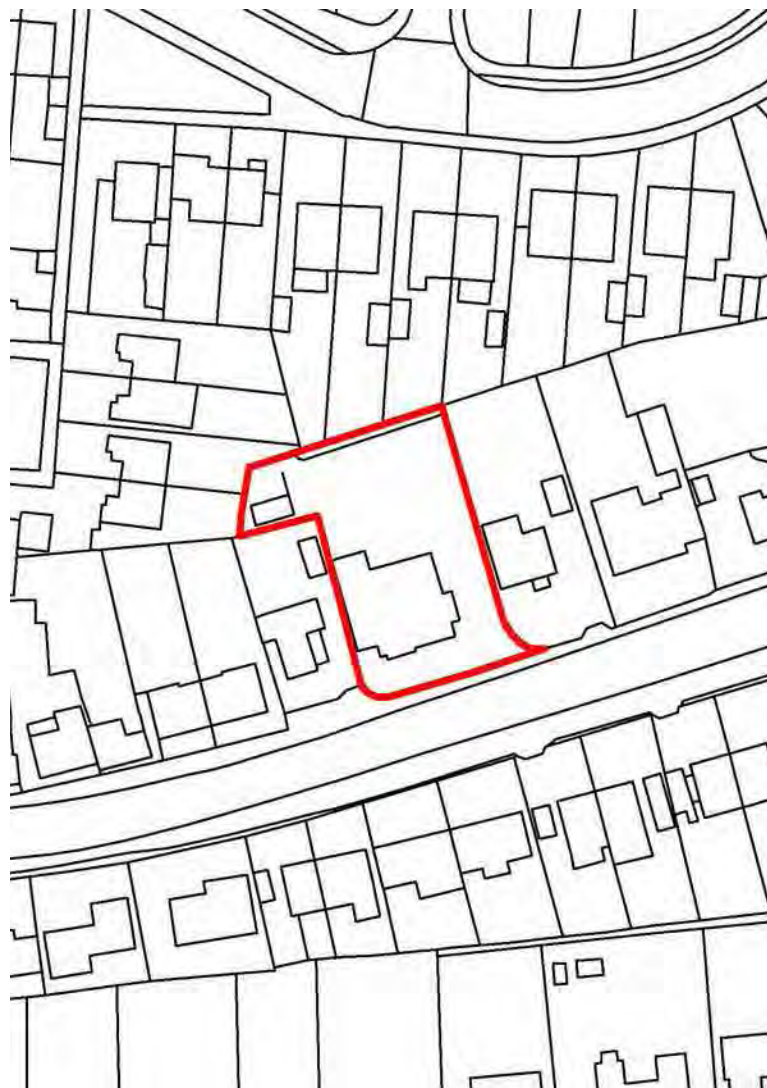
**Yield summary**

Given the characteristics of the surrounding area the site is suitable for medium/high density development typically comprising a mix of terraced dwellings, town houses or flats. The suggested yield is 6 units.

**Conclusion**

Due to the small nature of the site and the fact that there are constraints to be overcome, it is thought probable that the site could come forward within the next 5 year time frame.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
FP16	Felpham	0.76	Arun
<b>Site Address</b>		<b>Type of site</b>	
Ivy Cottage Nursery, Flansham Lane		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Horticulture		Planning permission after base date	
<b>Description of site</b>			
The site is a large, unusual shaped plot containing numerous poly tunnels and greenhouses. The surrounding area is suburban in character. Access is off Flansham Lane.			
<b>Planning history</b>			
Planning permission approved (23/12/08) for the redevelopment of the site for 29 dwellings (40% affordable) comprising 2/3 bed houses and open space.			
<b>Policy context</b>			
PPS23 Planning and Pollution Control. The site is located within the built up area where development for residential purposes is acceptable, in principle (Local Plan Policy GEN2).			
<b>Physical constraints</b>			
Vehicular access is a potential constraints. There is potential for contamination and groundwater flood risk.			
<b>Potential Impacts</b>			
None identified.			
<b>Suitability summary</b>			
The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. Planning permission has been approved for 29 dwellings.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
Outline planning permission was approved 23/12/08 for 29 dwellings. The owner is looking to sell the site. There are no legal or ownership problems which could limit development.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good.			

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	10	10	9
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
0	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
22.82	30.43	38.04	38.12		29

**Yield summary**

Planning permission was approved on 23/12/08 for 29 dwellings.

**Conclusion**

The site is likely to come forward in the first 5 year timeframe due to the active promotion of the site and recently having gained permission for development.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
FP21	Felpham	0.05	Arun
<b>Site Address</b>		<b>Type of site</b>	
Tower House, Havelock Close		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Residential		Planning permission after base date	
<b>Description of site</b>			
The site consist of a 3 storey, elongated property at the end of a Victorian terrace. The surrounding area is suburban in character. Access is off Havelock Close.			
<b>Planning history</b>			
The site has permission (FP/210/08) for the refurbishment and conversion of the existing property into 6 flats.			
<b>Policy context</b>			
PPS25 Flooding The site is located within the built up area where development for residential purposes is acceptable, in principle (Local Plan Policy GEN2).			
<b>Physical constraints</b>			
None identified.			
<b>Potential Impacts</b>			
None identified.			
<b>Suitability summary</b>			
The site has had permission approved for the refurbishment and conversion of the existing property into 6 flats.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here. The site has been actively promoted through the planning system.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good, despite the current economic downturn.			

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	6	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
0	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
1.45	1.93	2.41	124.36		6

**Yield summary**

The site has planning permission approved for the refurbishment and conversion of the existing property into 6 flats.

**Conclusion**

The site has had permission approved for the refurbishment and conversion of the existing property into 6 flats.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
FP/187/08	Felpham	0.15	Arun
<b>Site Address</b>		<b>Type of site</b>	
4 Admiralty Gardens		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
C3 Housing		Planning permission after base date	
<b>Description of site</b>			
This site consists of a two storey house and garage.			
<b>Planning history</b>			
Planning permission now approved (ref.FP/187/08). Permission granted 26/11/08 and development expected to commence when market recovers.			
<b>Policy context</b>			
The site is located within the built up area where development for residential purposes is acceptable, in principle (Local Plan Policy GEN2).			
<b>Physical constraints</b>			
None identified.			
<b>Potential Impacts</b>			
None identified.			
<b>Suitability summary</b>			
From the information available, the site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. There are no known policy or physical constraints preventing development. The site has planning permission for 9 dwellings.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here. Site has been promoted for development and has permission for development.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good.			

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	5	4	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
0	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
4.54	6.06	7.57	59.41		9

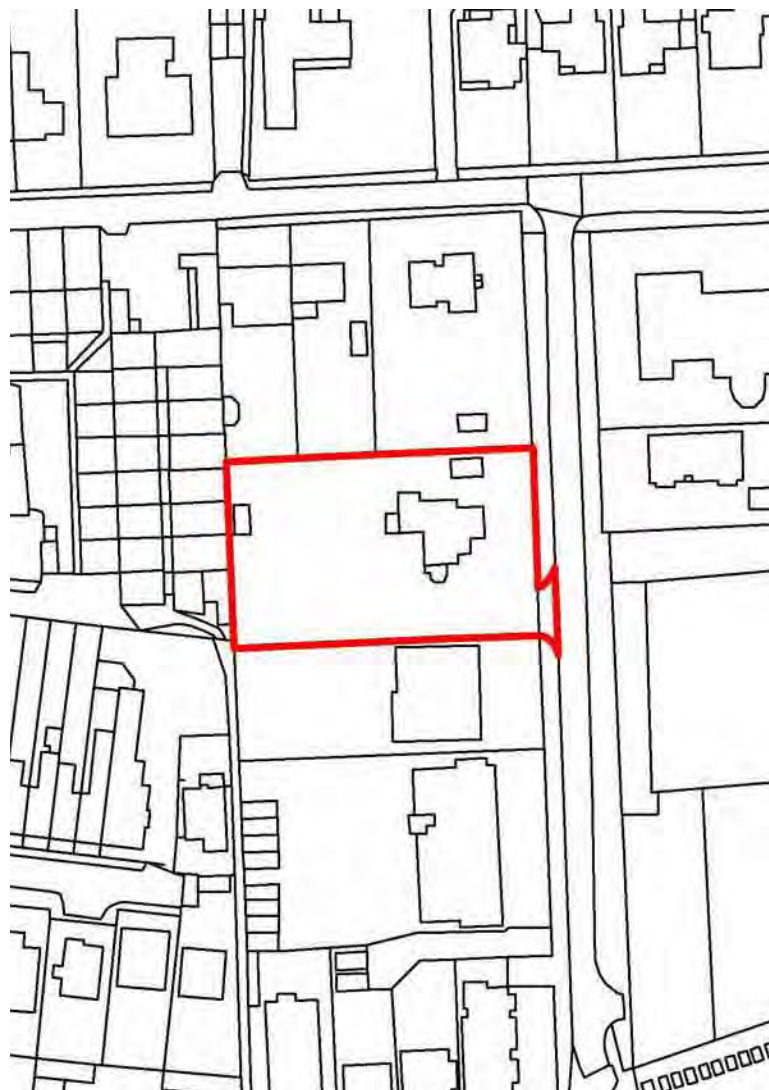
**Yield summary**

Planning permission has been granted for application to demolish the existing structures on site and erect a two storey apartment block comprising 7 x 2 bedrooms and 2 x one bedroom apartments with access to comprise 9 dwellings. Development expected to commence when market recovers.

**Conclusion**

From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site within the next 5 year timeframe due to the site having been approved for development and the relatively small scale of the site.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
50	Littlehampton	1.99	Arun
<b>Site Address</b>		<b>Type of site</b>	
Railway Wharf, Wharf Road		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Wharf, Industrial		Not Known	
<b>Description of site</b>			
The site consists of a flat wharf, comprising of wharf structures and gravel storage next to the river Arun and train station. The surrounding area is urban in character, mainly commercial/industrial uses. Access is off Bridge Road.			
<b>Planning history</b>			
<b>Policy context</b>			
PPS25 Flooding. PPS23 Planning and Pollution Control. Local Plan Policy SITE8 - Railway Wharf, identified for development which consolidates, improves or extends the commercial port or related harbour activities. Site is currently used for shipping aggregates and is safeguarded in the West Sussex Minerals Local Plan 2003. However, the County Council is currently reviewing all safeguarded sites in preparing the Minerals and Waste LDF. Based on Littlehampton Vision the site form part of a mixed use area of 0.6 ha. The site is partially within Littlehampton River Road Conservation Area.			
<b>Physical constraints</b>			
The loss of employment and the location of the site next to industrial estate. There is potential for contamination. The site is located within flood zones 2, 3a and 3b, groundwater emergence zone and groundwater flood risk area.			
<b>Potential Impacts</b>			
Located within the Urban Area and impact of surrounding buildings. The site is narrow and irregular in shape.			
<b>Suitability summary</b>			
From the information available, part of the site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. The site, although adjacent to an employment area and the railway, links well to the eastern edge with existing residential and into Littlehampton. There are issues of loss of employment but these could be mitigated with the redevelopment of the site for mixed use. The site is currently safeguarded for shipping aggregates, although this is being reviewed. The site has flooding issues and flood risk would have to be addressed which may reduce the developable area.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
There are leaseholds on parts of the site which could limit development here but the site has been promoted by a developer/ landowner for the purposes of this study and parts should be available subject to the review of the safeguarding policy.			
<b>Achievability summary</b>			
Despite issues of flood risk and possible contamination it is thought, from the information available, that there is a reasonable prospect that some housing could be delivered on the site, subject to the lifting of the minerals safeguarding policy. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good.			



<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	25
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
30	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
59.65	79.54	99.42	27.66		55

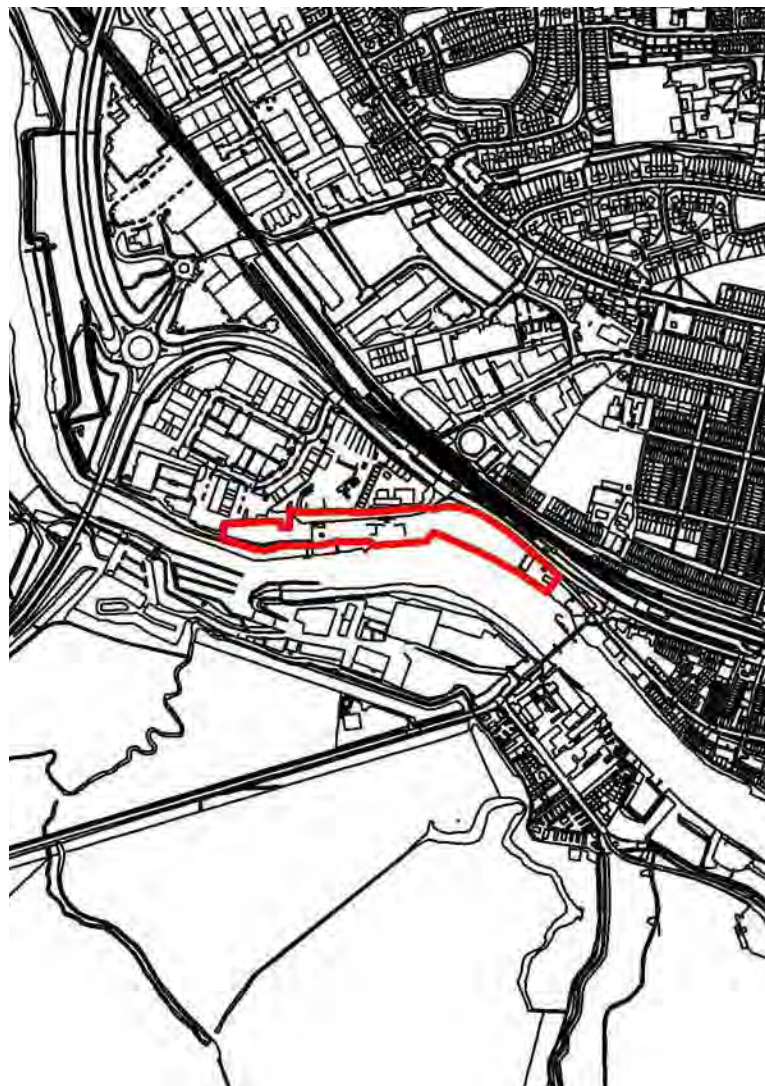
**Yield summary**

Site suitable for high density mixed use development typically comprising a mix of terraced dwellings, town houses or flats- approximately 55 units.

**Conclusion**

Due to the nature of the site and the fact that there are policy and physical constraints to be overcome, it is thought probable that the site could come forward within the medium 5-10 year time frame.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
LU3	Littlehampton	0.34	Arun
<b>Site Address</b>		<b>Type of site</b>	
Littlehampton Covered Market, Surrey Street		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Market (disused)		Not Known	
<b>Description of site</b>			
The site is a disused market site in the centre of town with access points on Surrey Street and High Street. The surrounding area is urban in character.			
<b>Planning history</b>			
Planning application (LU/517/04) for 52 units refused on grounds of design, amenity standards, lack of parking and lack of public contributions to infrastructure.			
<b>Policy context</b>			
PPS25 Flooding, PPS23 Planning and Pollution Control and PPG15 Planning and the Historic Environment. The site is located within the built up area where development for residential purposes is acceptable, in principle (Local Plan Policy GEN2). The site adjoins Littlehampton River Road Conservation Area to west.			
<b>Physical constraints</b>			
Re-development of site in the centre of town. There is potential for contamination. The site is located within flood zone 2 (tidal), coast risk area, groundwater emergence zone and groundwater flood risk.			
<b>Potential Impacts</b>			
None identified.			
<b>Suitability summary</b>			
From the information available, the site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. There are no known policy or physical constraints preventing development.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
The owner or agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good.			

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	20	20	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
0	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
10.34	13.79	17.23	116.05		40

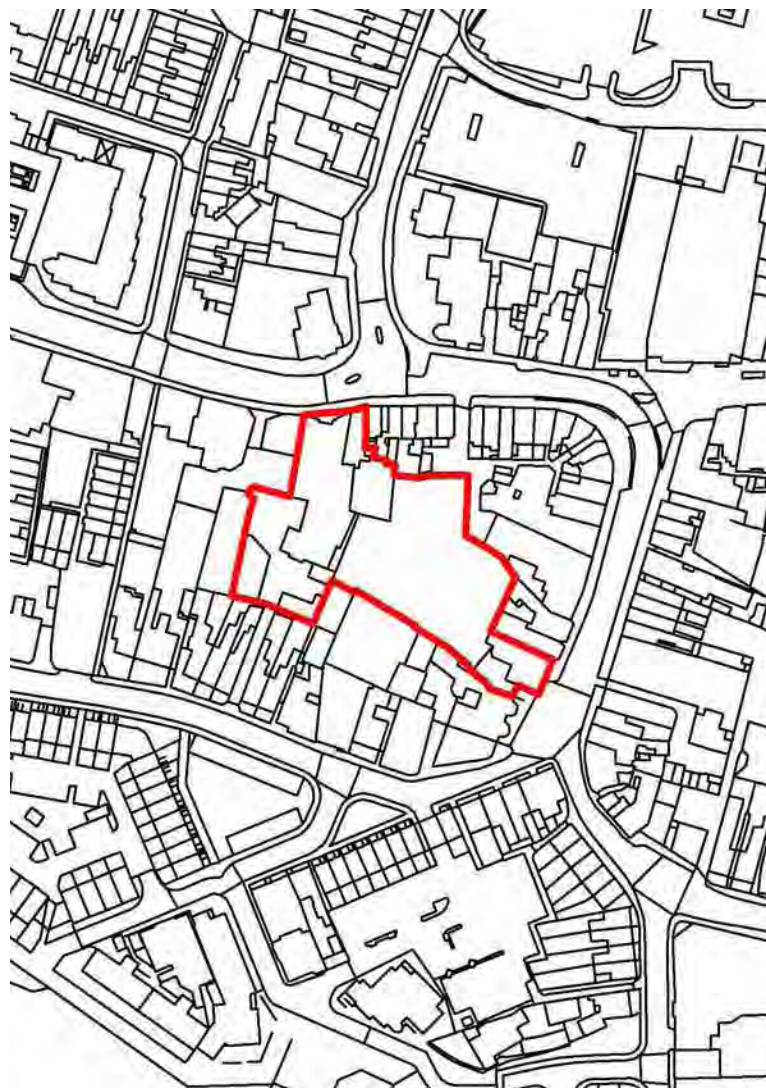
**Yield summary**

Taking account of the character of the site and its surroundings, the recent refusal due to overdevelopment, this site could be developed for mixed use development suitable for accommodating about 40 units.

**Conclusion**

Due to the nature of the site and the fact that the site is being actively pursued, it is thought probable that the site could come forward within the next 5 year time frame.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
LU4	Littlehampton	2.18	Arun
<b>Site Address</b>		<b>Type of site</b>	
St Martins Car Park		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Car Park, Retail		Not Known	
<b>Description of site</b>			
The site consists of a large area of car parking and also includes retail and commercial land. The surrounding area is urban in character. Access is off Franciscan Way.			
<b>Planning history</b>			
None identified.			
<b>Policy context</b>			
The site is located within the built up area where development for residential purposes is acceptable, in principle (Local Plan Policy GEN2). The site adjoins Littlehampton East Street Conservation Area to the east. There are a number of listed buildings to the east. PPS23 Planning and Pollution Control. PPS25 Flooding.			
<b>Physical constraints</b>			
Development would require large scale redevelopment. See Littlehampton Vision- would require a mix of uses. The site is located within flood zone 2, 3a (fluvial), flood zone 2 and 3a (tidal), coast risk area, groundwater emergence zone and groundwater flood risk.			
<b>Potential Impacts</b>			
None identified.			
<b>Suitability summary</b>			
From the information available, the site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. There are no known policy or physical constraints preventing development and the site is identified as part of the Littlehampton Vision. A Draft Development brief has been prepared and is subject to consultation and this suggests mixed use redevelopment for mainly leisure and retail/ restaurants. There is an opportunity for residential development of approximately 120 units. Site identified within flood zone 3a where an exception test needs to be passed to justify housing development.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
The site is mainly in Council ownership but also includes some other ownerships. The owner confirms that the site is available for development and that there are no legal or ownership problems which could limit development.			
<b>Achievability summary</b>			
This site, adjacent to the town centre, 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 its alternative land use, taking account of any community gain package, including affordable housing and other S.106 obligations, as well as abnormal development costs. The market should have substantially recovered from the economic downturn of 2008 by the time this site has been assessed through the LDF and application process, so achievability should not be in any doubt in the medium term.			

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	40
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
40	42	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
65.53	87.37	109.21	55.86		122

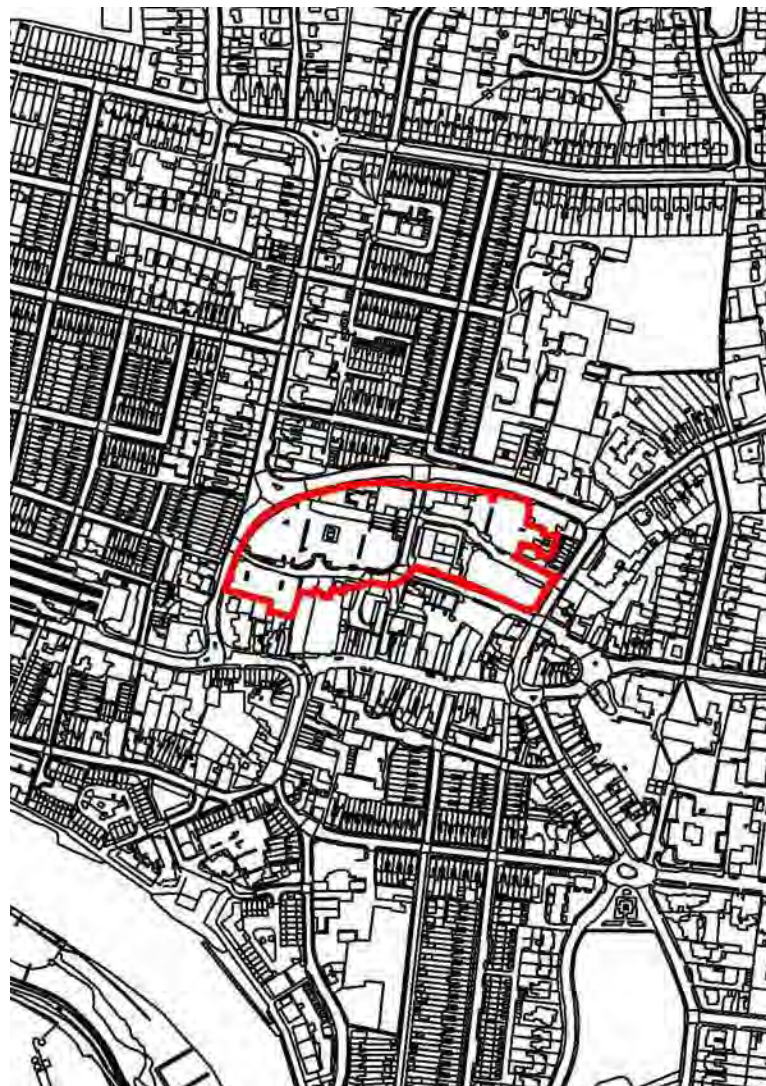
**Yield summary**

Taking account of the character of the site and its surroundings, this site could be developed for about 122 units which will provide for a high density development.

**Conclusion**

Due to the nature of the site and the fact that there are constraints to be overcome, it is thought probable that the site could come forward within the next 10 year time frame.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
LU12	Littlehampton	10.48	Arun
<b>Site Address</b>		<b>Type of site</b>	
Land south of Cornfield Close		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Open Space and caravan park		Not Known	
<b>Description of site</b>			
The site consists of a large area of open space and caravan park with hedges running along the boundary. The site is located on the edge of the urban area. Access is off Cornfield Close / Worthing Road.			
<b>Planning history</b>			
None identified.			
<b>Policy context</b>			
PPS23 Planning and Pollution Control The site is located within the built up area where development for residential purposes is acceptable, in principle (Local Plan Policy GEN2).			
<b>Physical constraints</b>			
There is potential contamination due to the site containing a historic landfill. The site is located within a groundwater emergence zone and there is potential for groundwater flood risk.			
<b>Potential Impacts</b>			
None identified.			
<b>Suitability summary</b>			
From the information available, the site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. The previous landfill uses may restrict development on part of the site.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
The owners confirm that the site is available for development, and that there are no legal or ownership problems which could limit development. The western part of site is part of the alignment for the "Fitzalan link road" (A259 south to Fitzalan Road). Land owned by WSCC has been declared surplus to education requirements and the submission of a planning application is under consideration. Daisyfields Caravan Park is owned by Arun District Council and the operators are due to vacate the site at the end of their lease in 2011.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good.			

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	80
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
80	80	60	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
314.31	419.08	523.85	28.63		300

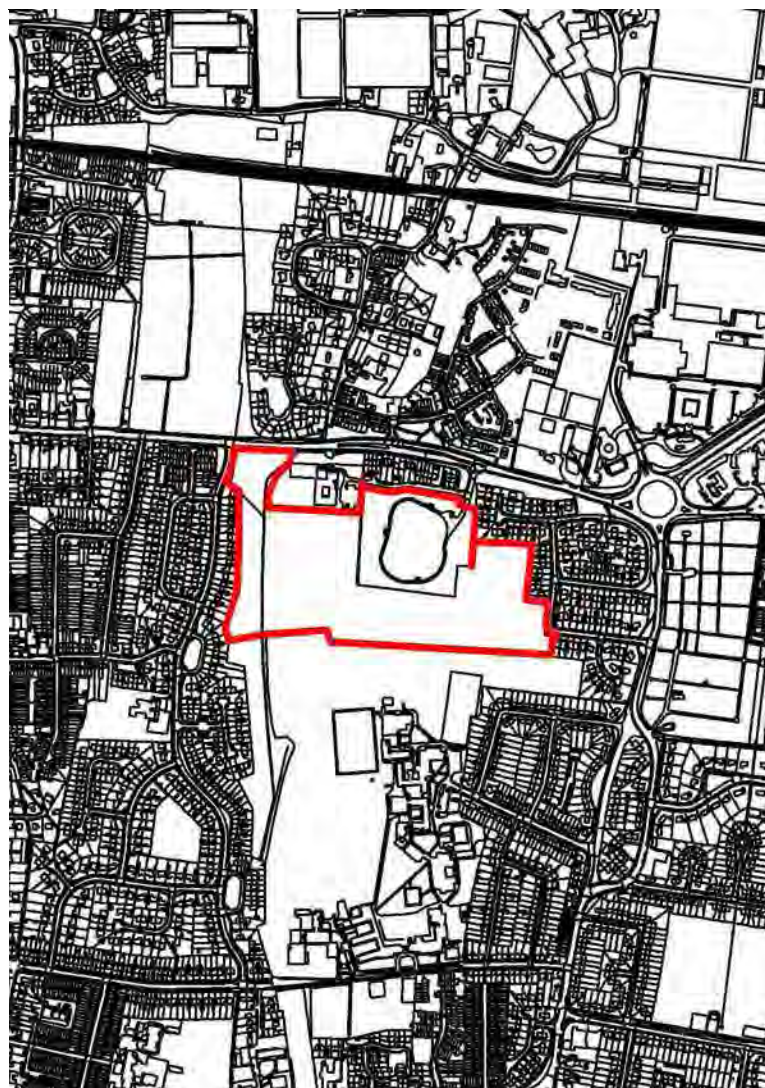
**Yield summary**

Taking account of the character of the site and its surroundings, this site could be developed for about 300 units which will provide an appropriate range of dwellings for the housing market in this location.

**Conclusion**

Due to the nature of the site and the fact that there are constraints to be overcome, it is thought probable that the site could come forward within the next 10 year time frame.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
LU25	Littlehampton	0.65	Arun
<b>Site Address</b>		<b>Type of site</b>	
Land West of Holly Drive, Toddington		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Agriculture		Not Known	
<b>Description of site</b>			
The site is currently used for sheep grazing at the rear of Holly Drive. The site is located on the edge of the urban area. Access is off Holly Drive.			
<b>Planning history</b>			
None identified.			
<b>Policy context</b>			
The site is located within the built up area where development for residential purposes is acceptable, in principle (Local Plan Policy GEN2).			
<b>Physical constraints</b>			
The site is located within a groundwater emergence zone and there is potential for groundwater flood risk.			
<b>Potential Impacts</b>			
The site is not subject to any ecological designations, however, there may be some ecological interest. The County would require any future development to maintain or enhance existing ecological features. A survey should be undertaken to determine ecological impact.			
<b>Suitability summary</b>			
From the information available, the site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. There are no known policy or physical constraints preventing development. 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.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
The owner or agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good.			



<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	10
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
10	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
19.61	26.14	32.68	30.60		20

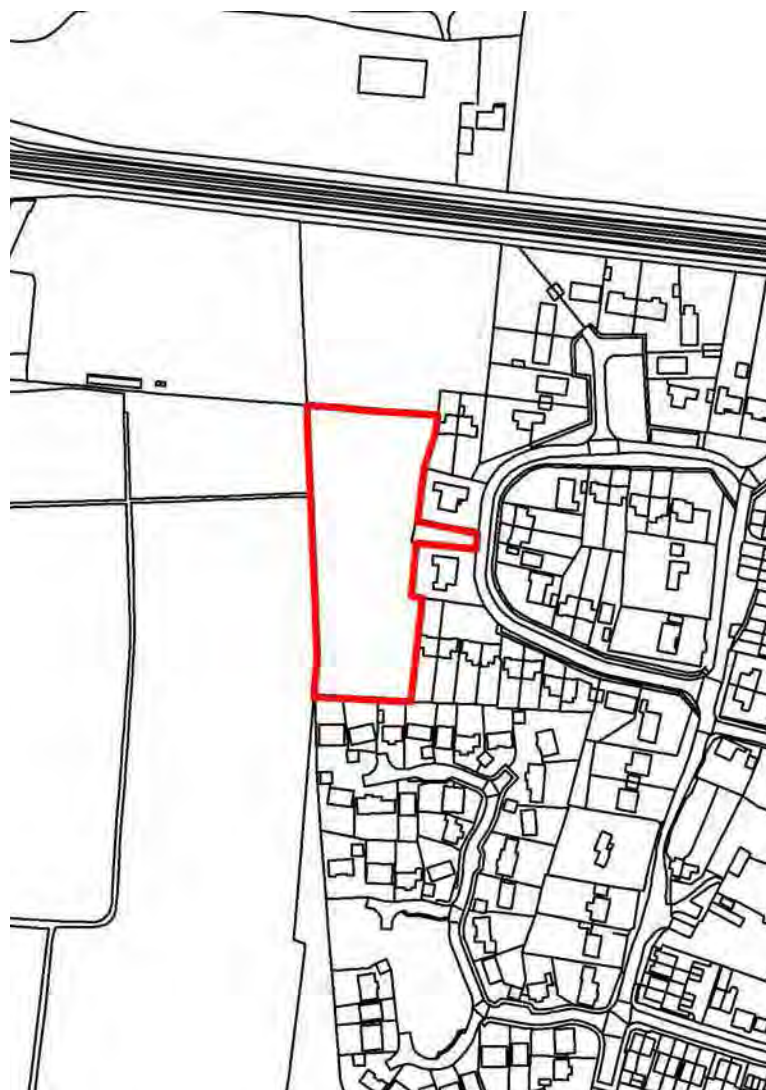
**Yield summary**

Taking account of the character of the site and its surroundings, this site could be developed for about of 20 units at an average density of 35 dph which will provide an appropriate range of dwellings for the housing market in this location.

**Conclusion**

Due to the nature of the site and the fact that there are constraints to be overcome, it is thought probable that the site could come forward within the next 10 year time frame.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
LU30	Littlehampton	0.05	Arun
<b>Site Address</b>		<b>Type of site</b>	
47 River Road		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Industrial		Planning permission after base date	
<b>Description of site</b>			
The site consist of a number of riverside warehouses used for light industrial. The surrounding area is urban in character. Access is off River Road.			
<b>Planning history</b>			
The site has planning permission for 13 dwellings, approved on appeal.			
<b>Policy context</b>			
PPS25 Flooding and PPS23 Planning and Pollution Control. The site is located within the built up area where development for residential purposes is acceptable, in principle (Local Plan Policy GEN2). There are buildings or structures with character within the locality (Local Plan Policy GEN22). The site is located within a Conservation Area.			
<b>Physical constraints</b>			
Conversion/demolition of existing buildings. There is potential for contamination. The site is located within flood zone 2, 3a and 3b (fluvial), flood zone 2, 3a and 3b (tidal), groundwater emergence zone and groundwater flood risk.			
<b>Potential Impacts</b>			
The County suggest that the site is not subject to any ecological designations, however, there may be some ecological interest. The County would require any future development to maintain or enhance existing ecological features. A survey should be undertaken to determine ecological impact.			
<b>Suitability summary</b>			
Previous proposals which could have involved the demolition of the historic building (within a conservation area) were refused on the basis that it was an unsuitable intrusion which conflicted with the surrounding character and appearance of the area. However, an alternative scheme was proposed and the site now has permission for 13 dwellings.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
The site has been actively promoted through the planning system and now has planning permission for 13 dwellings (post base date)			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good.			

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	7	6	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
0	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
1.62	2.16	2.70	240.56		13

**Yield summary**

The site has been granted permission for 13 dwellings and this is achievable. Permission won on appeal. Development expected to commence when market recovers.

**Conclusion**

Because of its location and characteristics, this site would be suitable for a mix of dwellings of about 13 units likely to be started in about 2011 and completed by 2012, depending on the recovery of the housing market.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
LU32	Littlehampton	0.55	Arun
<b>Site Address</b>		<b>Type of site</b>	
32, 33, 34 Fitzalan Road, and 14 and 16 Church St		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Residential		Planning permission after base date	
<b>Description of site</b>			
The site consists of 5 medium sized residential units and associated garden land. The surrounding area is urban in character. Access is off Church Street / Fitzalan Road.			
<b>Planning history</b>			
32, 33, 34 Fitzalan Road & 14, 16 Church Street & part garden of 18 Church Street planning application for 60 extra care flats. Permission granted on appeal 18/03/08. More recent application (LU/153/08) for 60 flats refused, but allowed on appeal ((02/03/09).			
<b>Policy context</b>			
The site is located within the built up area where development for residential purposes is acceptable, in principle (Local Plan Policy GEN2).			
<b>Physical constraints</b>			
Demolition of existing buildings. The site is located within a coast risk area and subject to potential groundwater flood risk.			
<b>Potential Impacts</b>			
None identified.			
<b>Suitability summary</b>			
The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. The site has no known policy restrictions or physical limitations that would limit development. The site has permission for 60 units.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here and the site has been granted planning permission recently.			
<b>Achievability summary</b>			
The permission granted on appeal is subject to an agreed off-site contribution for affordable housing.			

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	30	30	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
0	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
16.65	22.20	27.75	108.12		60

**Yield summary**

The site is suitable for 60 units as allowed on appeal.

**Conclusion**

From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site as the site has permission and is being actively promoted. We have therefore placed it in the first 5 years timeframe, subject to a recovery in the housing market.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
LU33	Littlehampton	0.07	Arun
<b>Site Address</b>		<b>Type of site</b>	
The Railway Club, 7-8 Terminus Road		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Social Club		Planning permission after base date	
<b>Description of site</b>			
The site consists of a large social club, next to newly developed flats. The site faces the train station and the surrounding area is urban in character. Access is off Terminus Road / Terminus Place.			
<b>Planning history</b>			
Planning permission (LU/105/08) granted in 2008 for 26 apartments.			
<b>Policy context</b>			
PPS25 Flooding. The site is located within the built up area where development for residential purposes is acceptable, in principle (Local Plan Policy GEN2).			
<b>Physical constraints</b>			
Demolition / conversion of existing buildings and potential for contamination, groundwater flood risk. The site located within a groundwater emergence zone.			
<b>Potential Impacts</b>			
None identified.			
<b>Suitability summary</b>			
The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. The site has no known policy restrictions or physical limitations that would limit development. The site has been granted planning permission for 26 apartments.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here and the site is within the planning system.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good.			

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	13	13	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
0	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
2.07	2.76	3.45	377.01		26

**Yield summary**

The site was granted planning permission for 26 apartments in October 2008 and this is considered achievable. Further application expected which may reduce number of units to c21-23 subject to ongoing discussions.

**Conclusion**

Because of its location and characteristics, this site would be suitable for a development of flats of about 26 units likely to be started in about 2010 and completed by 2012, depending on the recovery of the housing market.


**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
LU/111/08	Littlehampton	0.03	Arun
<b>Site Address</b>		<b>Type of site</b>	
The Locomotive Public House, Terminus Road		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Pub		Planning permission after base date	
<b>Description of site</b>			
The site consists of a former pub, located on the corner of Terminus Road and Albert Road, Littlehampton.			
<b>Planning history</b>			
The site has planning permission (LU/111/08) for 7 apartments and A1/A2 retail space.			
<b>Policy context</b>			
The site is located within the built up area where development for residential purposes is acceptable, in principle (Local Plan Policy GEN2).			
<b>Physical constraints</b>			
None identified.			
<b>Potential Impacts</b>			
None identified.			
<b>Suitability summary</b>			
From the information available, the site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. There are no known policy or physical constraints preventing development. The site has planning permission for 7 apartments and A1/A2 retail space.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here. The site has been actively promoted through the planning system.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good.			



<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	7	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
0	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
0.81	1.08	1.36	258.23		7
<b>Yield summary</b>					
The site has planning permission for 7 apartments and A1/A2 retail space.					
<b>Conclusion</b>					
From the information available it is considered that the site is economically viable and the site is likely to be developed in the next 5 years.					
<b>Site plan</b>					
					

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Site ref	Settlement	Site Area (ha)	Local Authority
LU/234/08	Littlehampton	0.04	Arun
<b>Site Address</b>		<b>Type of site</b>	
3 River Road, Littlehampton		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
C3 Housing		Planning permission after base date	
<b>Description of site</b>			
A house in multiple occupation.			
<b>Planning history</b>			
A planning permission for conversion of house in multiple occupation to 12 self contained apartments has been granted after the April 2008 base date for this study.			
<b>Policy context</b>			
The site is located within the built up area where development for residential purposes is acceptable, in principle (Local Plan Policy GEN2).			
<b>Physical constraints</b>			
None identified.			
<b>Potential Impacts</b>			
None identified.			
<b>Suitability summary</b>			
From the information available, the site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. There are no known policy or physical constraints preventing development. The site has been granted planning permission since the study base date for 12 apartments.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here. The site has been actively promoted through the planning system.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good.			

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	12	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
0	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
1.12	1.49	1.87	321.16		12

**Yield summary**

The site has been granted planning permission since the study base date for 12 apartments. Development expected to commence when market recovers.

**Conclusion**

From the information available it is considered that the site is economically viable and the site is likely to be developed in the next 5 years.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
LU/275/08	Littlehampton	0.43	Arun
<b>Site Address</b>		<b>Type of site</b>	
Hampton House		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
C2 Residential institutions		Planning permission after base date	
<b>Description of site</b>			
The site consists of a residential care home.			
<b>Planning history</b>			
Planning permission now approved - 23/12/08. Development expected to commence when market recovers.			
<b>Policy context</b>			
The site is located within the built up area where development for residential purposes is acceptable, in principle (Local Plan Policy GEN2).			
<b>Physical constraints</b>			
None identified.			
<b>Potential Impacts</b>			
None identified.			
<b>Suitability summary</b>			
From the information available, the site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. There are no known policy or physical constraints preventing development. The site has a current permission for 20 dwellings.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here. Site has been promoted for development and now has approval for development.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good.			

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	10	10	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
0	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
12.84	17.12	21.40	46.73		20

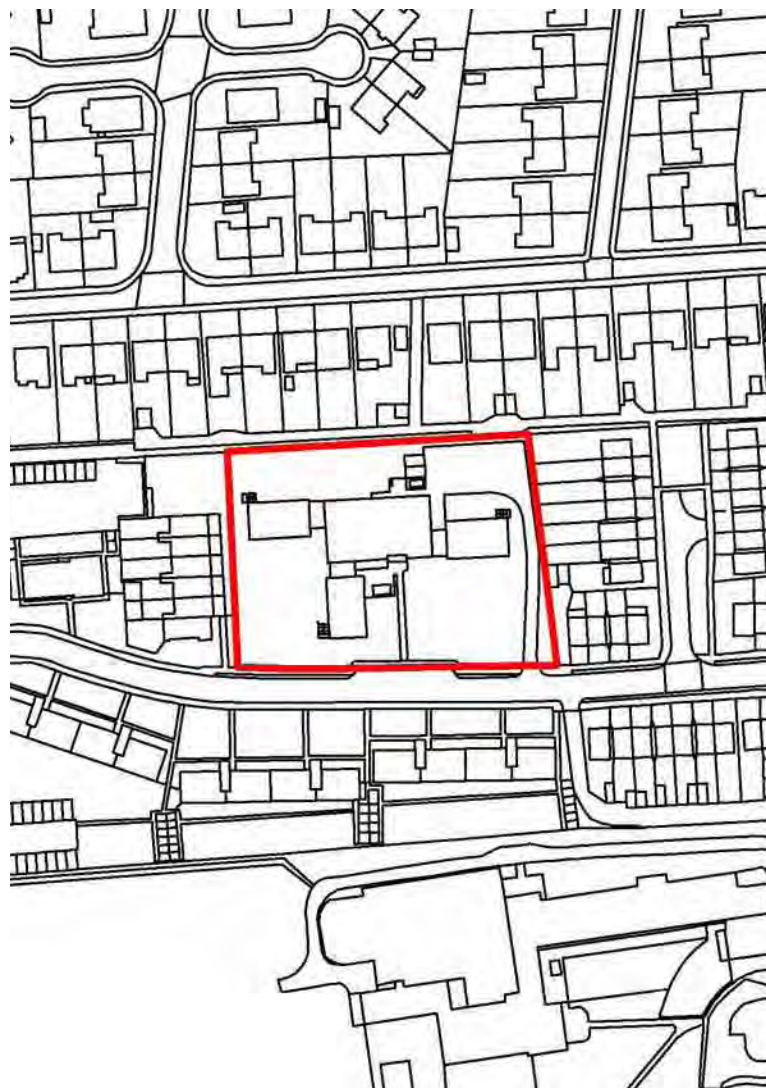
**Yield summary**

Planning permission has been granted for an application for the demolition of the existing care home building and erection of 10 x 2 & 3 bed 2 storey houses and 10 x 2 & 1 bed 2 storey flats. This equals 20 dwellings, permission granted 23/12/08. Development expected to commence when market recovers.

**Conclusion**

From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site within the next 5 year timeframe due to the site having been approved for development and the relatively small scale of the site.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
P/54/08	Pagham	0.26	Arun
<b>Site Address</b>		<b>Type of site</b>	
St Ninians Church		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Church		Planning permission after base date	
<b>Description of site</b>			
The site consists of St Ninians Church.			
<b>Planning history</b>			
Permission granted for development of church + 9 flats.			
<b>Policy context</b>			
The site is located within the built up area where development for residential purposes is acceptable, in principle (Local Plan Policy GEN2).			
<b>Physical constraints</b>			
None identified.			
<b>Potential Impacts</b>			
None identified.			
<b>Suitability summary</b>			
The site is considered suitable. Planning permission has been granted for the development of church + 9 flats.			
<b>Market appraisal</b>			
<p>Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.</p>			
<b>Availability summary</b>			
Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here and the site has been granted planning permission recently. Development is expected to commence when market recovers.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good.			

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	9	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
0	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
7.79	10.38	12.98	34.67		9

**Yield summary**

Planning permission was granted for development of church + 9 flats since the base date. Development expected to commence when market recovers.

**Conclusion**

The site is suitable and available. Planning permission was granted for development of church + 9 flats. Development expected to commence when market recovers.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
78	Rustington	0.37	Arun
<b>Site Address</b>		<b>Type of site</b>	
Clock house and surrounding area		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Residential		Not Known	
<b>Description of site</b>			
The site consists of a large Edwardian house, converted to flats with four bungalows on 2 sides. There are flats to north overlooking site. The surrounding area is urban in character. Access is off Vernon Close, Broadmark Lane.			
<b>Planning history</b>			
None identified.			
<b>Policy context</b>			
The site is located within the built up area where development for residential purposes is acceptable, in principle (Local Plan Policy GEN2).			
<b>Physical constraints</b>			
Demolition of existing buildings, overlooking from flats to one side of the site, groundwater emergence zone and groundwater flood risk.			
<b>Potential Impacts</b>			
None identified.			
<b>Suitability summary</b>			
From the information available, the site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. There are no known policy or physical constraints preventing development.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
There are three ownerships on this site, but the owners are either renting or living in the properties and have assured the agent the site is available. Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. 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.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good.			



<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	5	10	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
0	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
11.08	14.78	18.47	40.60		15

**Yield summary**

Taking account of the character of the site and its surroundings, this site could be developed for about of 15 units at an average density of 40-45 dph which will provide an appropriate range of dwellings for the housing market in this location.

**Conclusion**

Because of its location and characteristics, this site would be suitable for a mix of dwellings of about 15 units likely to be started in about 2010 and completed by 2012, depending on the recovery of the housing market.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
R5	Rustington	0.65	Arun
<b>Site Address</b>		<b>Type of site</b>	
Abbotswood, Ash Lane		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Vacant		Planning permission after base date	
<b>Description of site</b>			
The site consists of an Old Victorian / Edwardian, institutional looking building which is now empty. The surrounding area is suburban in character. Access is off Ash Lane / Station Road.			
<b>Planning history</b>			
Site recently received permission for an extra care scheme accommodating 62 units (post April 2008 base date)			
<b>Policy context</b>			
The site is located within the built up area where development for residential purposes is acceptable, in principle (Local Plan Policy GEN2).			
<b>Physical constraints</b>			
The site is next to a busy road, on a corner by a roundabout. The site is located within a groundwater emergence zone and subject to potential groundwater flood risk.			
<b>Potential Impacts</b>			
None identified.			
<b>Suitability summary</b>			
From the information available, the site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. There are no known policy or physical constraints preventing development. Site recently received permission for an extra care scheme accommodating 62 units (post April 2008 base date).			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
The site has planning permission for extra care housing. Development is expected to start 06/09.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site at the current time.			

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	62	0	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
0	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
19.43	25.91	32.39	95.71		62

**Yield summary**

Permission has been granted for 62 units.

**Conclusion**

The site is suitable for development for housing and the site has planning permission for extra care housing. Development is expected to start 06/09.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
R11	Rustington	0.12	Arun
<b>Site Address</b>		<b>Type of site</b>	
70 Woodlands Avenue		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Residential		Planning permission after base date	
<b>Description of site</b>			
This is a relatively flat site containing one large property in mature gardens. The surrounding area is suburban. Access is off Woodland Avenue.			
<b>Planning history</b>			
Planning permission won on appeal 18/11/08 for 6 dwellings. Development expected to commence when market improves.			
<b>Policy context</b>			
<b>Physical constraints</b>			
Demolition of existing building. The site is located within a groundwater emergence zone and there is potential for groundwater flood risk.			
<b>Potential Impacts</b>			
Located within urban area therefore impact on surrounding uses.			
<b>Suitability summary</b>			
Planning permission won on appeal 18/11/08 for 6 dwellings.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development, despite the site being in use as allotments. There are no legal or ownership problems which could limit development here and the site has been promoted by a developer through the planning process.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site at the current time, subject to a recovery in the housing market.			

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	6	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
0	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
3.53	4.70	5.88	51.05		6

**Yield summary**

Planning permission won on appeal 18/11/08 for 6 dwellings.

**Conclusion**

The site is currently suitable and available. Planning permission won on appeal 18/11/08 for 6 dwellings and it is likely that the site will be brought forward once the market has recovered.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
R12	Rustington	0.27	Arun
<b>Site Address</b>		<b>Type of site</b>	
Yeoman's and Agincourt, Woodlands Avenue		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Residential		Not Known	
<b>Description of site</b>			
The site consists of 1 detached house and 1 detached bungalow, both on large plots containing a number of mature trees. The surrounding area is suburban in character. Access is off Woodlands Avenue.			
<b>Planning history</b>			
A recent proposal for 13 dwellings (R/82/07) was refused on the grounds of overdevelopment.			
<b>Policy context</b>			
The site is located within the built up area where development for residential purposes is acceptable, in principle (Local Plan Policy GEN2). Existing TPOs ( T1-8, TPO/R/1/07, TPO.2/61).			
<b>Physical constraints</b>			
Demolition of existing buildings and loss of trees. The site is located within a groundwater emergence zone and subject to potential groundwater flood risk.			
<b>Potential Impacts</b>			
Located within urban area therefore impact on surrounding uses.			
<b>Suitability summary</b>			
From the information available, the site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. There are no known policy or physical constraints preventing development. However, a recent proposal for 13 dwellings was refused on ground of overdevelopment, so the site would have to be brought forward at a lower density if it were to be considered appropriate development.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here. The site has been actively promoted through the planning system. The site has not had any active promotion since 2007.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good.			

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	6	5	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
0	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
8.02	10.69	13.36	41.17		11

**Yield summary**

Taking account of the recent reason for refusal for 13 dwellings on grounds of overdevelopment, the site could come forward for development a lower density and likely to accommodate a yield of approximately 11 dwellings.

**Conclusion**

Due to the nature of the site and the fact that there are constraints to be overcome, it is thought probable that the site could come forward within the next 5 year time frame.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
R/150/08	Rustington	0.08	Arun
<b>Site Address</b>		<b>Type of site</b>	
69 Broadmark Lane		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
C3 Housing		Planning permission after base date	
<b>Description of site</b>			
The site consists of an existing house.			
<b>Planning history</b>			
The site now has planning permission for 6 dwellings on site (post April 2008 base date).			
<b>Policy context</b>			
The site is located within the built up area where development for residential purposes is acceptable, in principle (Local Plan Policy GEN2).			
<b>Physical constraints</b>			
None identified.			
<b>Potential Impacts</b>			
None identified.			
<b>Suitability summary</b>			
From the information available, the site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. There are no known policy or physical constraints preventing development. Additionally the site now has permission for 6 dwellings on site (post April 2008 base date)			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
The site has been actively promoted through the planning system and now the site has planning permission for 6 dwellings.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good.			



<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	6	0	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
0	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
2.43	3.24	4.05	74.01		6

**Yield summary**

The site has been actively promoted through the planning system and now the site has planning permission for 6 dwellings. Development expected to commence when market recovers.

**Conclusion**

Because of its location and characteristics, this site would be suitable for a mix of dwellings of about 6 units likely to be started in about 2010, depending on the recovery of the housing market.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
R/163/08	Rustington	0.43	Arun
<b>Site Address</b>		<b>Type of site</b>	
West Preston Manor Bungalows, Pigeonhouse Lane		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
C3 Housing		Planning permission after base date	
<b>Description of site</b>			
The site consists of existing bungalows and associated land.			
<b>Planning history</b>			
The site has planning permission for 8 bungalows (post April 2008 base date). New application for 10 bungalows (R/61/09).			
<b>Policy context</b>			
The site is located within the built up area where development for residential purposes is acceptable, in principle (Local Plan Policy GEN2).			
<b>Physical constraints</b>			
None identified.			
<b>Potential Impacts</b>			
None identified.			
<b>Suitability summary</b>			
From the information available, the site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. There are no known policy or physical constraints preventing development. The site has planning permission for 8 bungalows (post April 2008 base date)			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here. The site has been promoted through the planning system and has been granted permission for 8 dwellings.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good.			

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	8	0	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
0	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
13.00	17.34	21.67	18.46		8

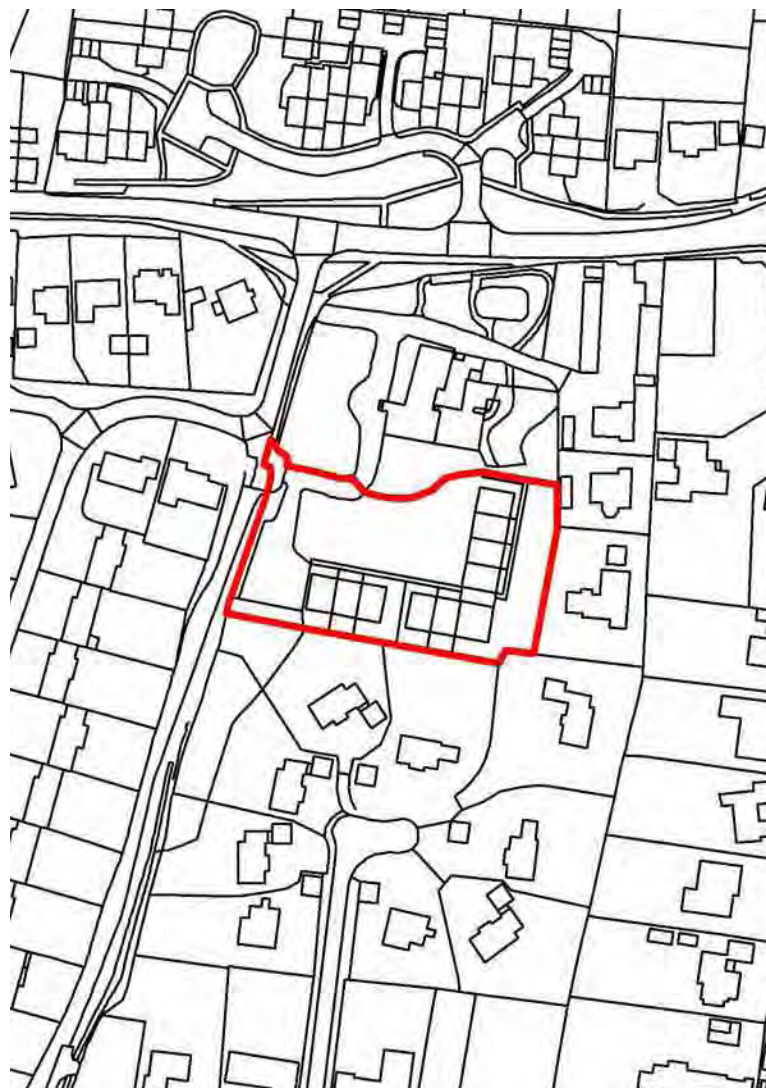
**Yield summary**

The site has permission for 8 dwellings and this is achievable. Development expected to commence when market recovers.

**Conclusion**

Because of its location and characteristics, this site would be suitable for a mix of dwellings of about 8 units likely to be started in about 2010, depending on the recovery of the housing market.

**Site plan**



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Appendix 5  
Site yield summary table

Appendix 5 Site yield summary table

<b>Site ref</b>	<b>Site address</b>	<b>Settlement</b>	<b>Area (ha)</b>	<b>Final suggested yield</b>	<b>Yield 2008 - 2013</b>	<b>Yield 2013 - 2018</b>	<b>Yield 2018 - 2026</b>
AW7	262 Hawthorn Road	Aldwick	0.47	36	36	0	0
AW14	101-111 Aldwick Road	Aldwick	0.21	14	14	0	0
AW15	113 - 115 Aldwick Road	Aldwick	0.10	16	16	0	0
AW/180/08	1 & 2 The Precinct, West Meads	Aldwick	0.08	6	6	0	0
101	Land South of Bramley Green/North of Mayflower Way	Angmering	5.37	100	0	100	0
115	Electronic Sub Station, Ford Road,	Arundel	0.43	15	15	0	0
120	Land to the Rear of 1-29 North Bersted Street	Bersted	0.68	26	26	0	0
37	Claremont House, West Street	Bognor Regis	0.02	7	7	0	0

Appendix 5 Site yield summary table

Site ref	Site address	Settlement	Area (ha)	Final suggested yield	Yield 2008 - 2013	Yield 2013 - 2018	Yield 2018 - 2026
BR1	Car Park at Butlins, Gloucester Road	Bognor Regis	0.52	25	0	25	0
BR5	Hothampton Car Park, The Queensway	Bognor Regis	1.33	100	0	70	30
BR10	Covers, Richmond Road	Bognor Regis	1.19	110	0	110	0
BR19	Regis Centre Site, The Esplanade	Bognor Regis	1.70	160	0	0	160
BR20	Bognor Regis Community College, West Loats Lane	Bognor Regis	2.93	114	0	114	0
BR/120/08	The workshop premises, south of Belmont Street	Bognor Regis	0.03	14	14	0	0
BR/136/08	Site of Beaumaris, Stapleford & Holyrood	Bognor Regis	0.32	24	24	0	0
BR/208/08	Ockley house, 6 Ockley Road	Bognor Regis	0.02	6	6	0	0

Appendix 5 Site yield summary table

<b>Site ref</b>	<b>Site address</b>	<b>Settlement</b>	<b>Area (ha)</b>	<b>Final suggested yield</b>	<b>Yield 2008 - 2013</b>	<b>Yield 2013 - 2018</b>	<b>Yield 2018 - 2026</b>
BR/340/07	Bookers Yard, Bersted St	Bognor Regis	0.30	12	12	0	0
EP2	Land North of Manor Road adjoining Nursery Close	East Preston	0.68	21	21	0	0
36	The Felpham Club, 43 Felpham Way	Felpham	0.10	6	6	0	0
FP16	Ivy Cottage Nursery, Flansham Lane	Felpham	0.76	29	20	9	0
FP21	Tower House, Havelock Close	Felpham	0.05	6	6	0	0
FP/187/08	4 Admiralty Gardens	Felpham	0.15	9	9	0	0
50	Railway Wharf, Wharf Road	Littlehampton	1.99	55	0	55	0
LU3	Littlehampton Covered Market, Surrey Street	Littlehampton	0.34	40	40	0	0



Appendix 5 Site yield summary table

<b>Site ref</b>	<b>Site address</b>	<b>Settlement</b>	<b>Area (ha)</b>	<b>Final suggested yield</b>	<b>Yield 2008 - 2013</b>	<b>Yield 2013 - 2018</b>	<b>Yield 2018 - 2026</b>
LU4	St Martins Car Park	Littlehampton	2.18	122	0	122	0
LU12	Land south of Cornfield Close	Littlehampton	10.48	300	0	300	0
LU25	Land West of Holly Drive, Toddington	Littlehampton	0.65	20	0	20	0
LU30	47 River Road	Littlehampton	0.05	13	13	0	0
LU32	32, 33, 34 Fitzalan Road, and 14 and 16 Church St	Littlehampton	0.55	60	60	0	0
LU33	The Railway Club, 7-8 Terminus Road	Littlehampton	0.07	26	26	0	0
LU/111/08	The Locomotive Public House, Terminus Road	Littlehampton	0.03	7	7	0	0
LU/234/08	3 River Road, Littlehampton	Littlehampton	0.04	12	12	0	0

Appendix 5 Site yield summary table

<b>Site ref</b>	<b>Site address</b>	<b>Settlement</b>	<b>Area (ha)</b>	<b>Final suggested yield</b>	<b>Yield 2008 - 2013</b>	<b>Yield 2013 - 2018</b>	<b>Yield 2018 - 2026</b>
LU/275/08	Hampton House	Littlehampton	0.43	20	20	0	0
P/54/08	St Ninians Church	Pagham	0.26	9	9	0	0
78	Clock house and surrounding area	Rustington	0.37	15	15	0	0
R5	Abbotswood, Ash Lane	Rustington	0.65	62	62	0	0
R11	70 Woodlands Avenue	Rustington	0.12	6	6	0	0
R12	Yeoman's and Agincourt, Woodlands Avenue	Rustington	0.27	11	11	0	0
R/150/08	69 Broadmark Lane	Rustington	0.08	6	6	0	0
R/163/08	West Preston Manor Bungalows, Pigeonhouse Lane	Rustington	0.43	8	8	0	0

Appendix 5 Site yield summary table

Site ref	Site address	Settlement	Area (ha)	Final suggested yield	Yield 2008 - 2013	Yield 2013 - 2018	Yield 2018 - 2026
			36.453521	1648	533	925	190



Appendix 6  
Rejected sites outside settlements

## Appendix 6 Rejected sites outside settlements

Site ref	Address	Settlement	Reason for rejection
AW4a	Land to west of High Trees	Aldwick	The site does not currently offer a suitable location for development because of the adverse impact it will have on the setting of the Area of Special Character.
AW4b	Land to east of High Trees	Aldwick	The site does not currently offer a suitable location for development because of the adverse impact it will have on the setting of the Area of Special Character.
40	Land at Seven Acres and new Place	Angmering	The site is not considered suitable for development The site is judged as having a 'Low' Landscape Capacity for development. Development of the site would result in the loss of commercial and tourism floor space.
96	Land to the north of the Spotted Cow	Angmering	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 landscape appraisal for this report suggests that the impact on the landscape is insurmountable and therefore the site is unsuitable for future development.
104	Hérons Farm, Dappers Lane,	Angmering	From the information available, the site is not considered suitable for housing development. The site does not currently offer a suitable location for development because the site is detached from the built up area of an established settlement.
148	Land at High Street	Angmering	From the information available, the site is not considered suitable for housing development. The site does not currently offer a suitable location for development because it has major landscape constraints and contributes to the character and setting of the conservation area.
154	Land north and south of A259, East of Angmering	Angmering	Outside but adjoining the settlement boundary. The site would constitute a major incursion into open countryside, within an area sensitive to future development, adjoining the proposed National Park boundary.
38	Wilmington, Arundel Road	Angmering,	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.
13	Land at Dalloway Road,	Arundel	This area is judged as having a 'Low' Landscape Capacity for development and is important for the setting of Arundel. Therefore, the site is not considered suitable for development.

## Appendix 6 Rejected sites outside settlements

Site ref	Address	Settlement	Reason for rejection
54	Land west of riding school, A284,	Arundel	The significant policy and physical constraints on the site mean that it is not suitable or achievable for housing development.
55	Land at the Causeway	Arundel	The significant policy and physical constraints on the site mean that it is not suitable or achievable for housing development.
56	Mill House Farm	Arundel	This is a sensitive site with significant landscape and flooding constraints. Therefore, the site is not suitable for housing development and is not considered for further assessment within this study.
57	Land off Fitzalan Road	Arundel	This is a sensitive site with significant landscape and flooding constraints. Therefore, the site is not suitable for housing development.
58	Gas Board Site	Arundel	Outside but adjoining the settlement boundary. The 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.
60	Land Adjacent to Arundel Station	Arundel	The site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.
61	Tower House Allotments, Maltravers Street	Arundel	The site has too many policy constraints to be a suitable location for development. No alternative allotment site has been offered.
62	Paddock, Anne Howard Gardens	Arundel	Given the character of the surrounding area, the site is unable to accommodate 6+ properties. Therefore the site fails to meet the study dwelling threshold and is not considered further as part of this assessment. However, it might offer appropriate housing infill, as part of a more comprehensive development (including sites AB3 and AB4).
63	Sawmill, Arundel Park	Arundel	The site does not currently offer a suitable location for development because the site is not adjacent to the settlement edge and therefore is unsuitable and unsustainable. The physical and policy constraints mean that the site is not suitable for residential development.

Site ref	Address	Settlement	Reason for rejection
64	Allotment Site, Fitzalan Road	Arundel	The site is not considered suitable for development. The site has significant landscape and flooding constraints.
65	Garage Site, Ford Road	Arundel	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.
66	Land South West of Torton Hill	Arundel	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.
AB11	Land south of A27 Roundabout	Arundel	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. The site is subject to major flood constraints which make this site unsuitable for future consideration.
52	Todhurst Yard, Todhurst Farm, Lake Lane	Barnham	The site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.
79	Land at former Croftway Nursery, Yapton Road	Barnham	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.
129	Land North of Yapton Road,	Barnham	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.
139	Land to the East of Barnham Road,	Barnham	Outside but adjoining the settlement boundary. The site is not considered suitable for development - it is quite apparent as a wedge of countryside, edged by Nanny Copse, extending in to the edge of the village; it therefore contributes to the identity of the settlement and the perception of the wider separation provided by the countryside extending north towards Walberton.
141	The Lillies Caravan park, Yapton Road	Barnham	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.



## Appendix 6 Rejected sites outside settlements

Site ref	Address	Settlement	Reason for rejection
146	South of Eastergate Lane, West of Barnham Lane	Barnham	Although the site is part of the Core Strategy Area of Search, the landscape appraisal identifies the site as having 'Low' Landscape Capacity for development. Therefore the site is unsuitable for development and is not considered further within this study.
BA1	Field north of Yapton Road	Barnham	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.
106	Rookery Farm, 117 North Bersted Street	Bersted	The site is unsuitable for development as it is allocated for open space. Part of the site is located within a flood risk zone 3b area and as a result the site is unacceptable for development.
119	Rookery Farm, North Bersted Street	Bersted	The site is designated in the Local Plan as public open space and buildings of character. Therefore, the site is considered unsuitable for future development.
BE4	Land north of Rowan Way	Bersted	The site is allocated in the Local Plan for Open Space and therefore development is unsuitable. The site is also likely to have landscape and flooding constraints.
BE6	Land to the rear of Bucksham Avenue	Bersted	The site falls below the dwelling threshold and is too small to be considered further in this assessment.
75	Land at Shripney Road, Shripney	Bognor Regis	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.
12	Gravel Pit Field/Loves Corner	Clapham	The site is unsuitable for development given its location outside the settlement boundary and in AONB/proposed National Park. The site is also very detached from any established settlements in the area and is therefore too isolated to qualify as a sustainable development site.
33	Land at Clapham Village	Clapham	From the information available, the site is not considered suitable for housing development. The site does not currently offer a suitable location for development because it is within the AONB/proposed National Park. The site is also very detached from any established settlements in the area and is therefore too isolated to qualify as a sustainable development site.
95	Land at Gosling Croft Business Park Centre	Clapham	The site is outside the settlement boundary, located within AONB/proposed National Park and very detached from any major settlements in the area making it unsuitable for future development.

## Appendix 6 Rejected sites outside settlements

Site ref	Address	Settlement	Reason for rejection
131	Land to South of Tye Cottage, Clapham Street	Clapham	The site is not considered to be suitable for development. It is located outside but adjoining the settlement boundary and in AONB/proposed National Park. The site is also very detached from any established settlements in the area and is therefore too isolated to qualify as a sustainable development site.
CLY2	Mistletoe Farm, Scyld, Wren Cottage	Clymping	Although surrounded by residential development, the site is distant from any established settlement and intensification of existing development here would exacerbate unsustainable patterns of development.
3	Jaybelle Park, Land Rear of the Oystercatcher	Clymping	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.
22	Village Hall Field, Church Lane	Clymping	This site is not adjacent to a study settlement, would form an illogical urban extension, is poorly related to facilities, and is therefore not in a sustainable location for housing development.
23	Land at Black Horse Field, The Street	Clymping	This site is poorly related to facilities, would form an illogical urban extension and is therefore not in a sustainable location for housing development.
24	Kents Farm, Crookthorne Lane	Clymping	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.
25	Land at Atherington Farm, The Street	Clymping	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.
26	Land at Kewts Yard, Crookthorne Lane	Clymping	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.
86	Land to the South of Horsemere Green Lane	Clymping	The site is distant from any main settlements and would set a precedent for development into open countryside. This area is judged as having a 'Negligible/ Low' Landscape Capacity for development. The site is therefore not considered suitable for development.

## Appendix 6 Rejected sites outside settlements

Site ref	Address	Settlement	Reason for rejection
153	Land between Ferring and East Preston	East Preston	The site is not considered suitable for development. This site is judged as having a 'Low' Landscape Capacity for development. Additionally, the site forms part of an important gap between settlements which prevents coalescence.
4	Folly Foot Farm, Fontwell Avenue	Eastergate	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. Development of the site would have an unacceptable impact on landscape as identified within the landscape appraisal for this study. Its is suggested that there are other more suitable locations for future development within this area.
127	Land to North of Eastergate Lane	Eastergate	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.
150	Nettlecombe, Wandleys Lane	Eastergate	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.
EA4	Land adjacent to, and including 4 Church Lane	Eastergate	The site is not a suitable location for development because development would remove the open aspect of this site which is important to the rural setting of the conservation area.
EA5	Manor Farm, Church Lane, Eastergate	Eastergate	The site does not currently offer a suitable location for development because the site forms an important role in the rural setting of the conservation area.
EA9	Land to west of Lower Fontwell Avenue	Eastergate	The site provides a significant local gap in the frontage of the A29 where Eastergate and Westergate meet. The recent landscape appraisal recommends that this site remains undeveloped.
108	Church Field,	Felpham	The site is protected New Open Space in the adopted Local Plan and is therefore unsuitable for development.
FP2	Allotments east of A259	Felpham	The site is unsuitable for development as it currently forms an important strategic gap between Felpham and Bognor Regis and is heavily constrained by flood risk.

Site ref	Address	Settlement	Reason for rejection
FP10	Open space at the Ridgeway	Felpham	Given the character of the surrounding area, the site is unable to accommodate 6+ properties. Therefore the site fails to meet the study dwelling threshold and is not considered further as part of this assessment. Notwithstanding this, the site has not been promoted for development and ownership details are unknown. Therefore the site is not guaranteed as being available or suitable.
FP17	Land to south of A259	Felpham	The site is allocated in the Local Plan as New Public Open Space, and is subject to flooding and landscape constraints. The site is therefore unsuitable for development.
81	Hangleton Nursery, Hangleton Lane	Ferring	The site does not currently offer a suitable location for development because it is and separated from the settlement and is currently in use as a nursery, residential and storage area . The site is not adjacent to the settlement edge and therefore is unsuitable and unsustainable.
85	Land off Sea Lane	Ferring	The site is not considered suitable for development. The site forms part of an important gap between settlements which prevents coalescence.
151	Land south of A259. West of Goring,	Ferring	Outside but adjoining the settlement boundary. The site has Low Landscape Capacity for development. Development of the site would merge Ferring and Goring. There is a strong visual relationship between the wider expanse of land within the gap and the downland that begins to rise up towards Highdown Hill north of the A259.
152	Land to east of Sea Lane	Ferring	The site is not considered suitable for development. The site has Low Landscape Capacity for development. The site forms part of an important gap between settlements which prevents coalescence.
FG18	Land to the west of Rife Way	Ferring	This area was judged as having a 'Low' Landscape Capacity for development. This was based on an assessment of the areas Landscape Value and Landscape Sensitivity. The site is therefore not considered suitable for development. Additionally, the site forms part of an important gap between settlements which prevents coalescence.
FG21	Coopers of Worthing, A259	Ferring	From the information available, the site is not considered suitable for housing development. The site does not currently offer a suitable location for development because it is in the countryside away from other residential development.

## Appendix 6 Rejected sites outside settlements

Site ref	Address	Settlement	Reason for rejection
7	Rogers Farm Garden Centre and former Allotments	Findon	Outside but adjoining the settlement boundary and in AONB. Currently development on this site would contravene policy and therefore the site would not be considered to be suitable. The site is also very detached from any major settlements in the area and is therefore too isolated to qualify as a sustainable development site.
8	Former allotments north of the quadrangle	Findon	Outside but adjoining the settlement boundary and in AONB. The site is also very detached from any major settlements in the area and is therefore too isolated to qualify as a sustainable development site.
F2	Land north of Elm Rise	Findon	Outside but adjoining the settlement boundary and in AONB. Currently development on this site would contravene policy and therefore the site would not be considered to be suitable. The site has significant landscape constraints and is very detached from any major settlements in the area and is therefore too isolated to qualify as a sustainable development site.
F12	Field south of Findon (Wyatts Field), Nepcote Lane	Findon	Outside but adjoining the settlement boundary and in AONB. Currently development on this site would contravene policy and therefore the site would not be considered to be suitable. The site also had significant landscape constraints and is also very detached from any major settlements in the area and is therefore too isolated to qualify as a sustainable development site.
21	Land east of Hoe Lane (rear of Rose Cottage)	Flansham	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.
FP18	Empty plot of land north of Carpenters Cottage	Flansham	From the information available, the site is not considered suitable for housing development. The site is very detached from the settlement edge and given the character of the surrounding area, the site is unable to accommodate 6+ properties.
118	Land to the North of Level Mare Lane,	Fontwell	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.
73	New House Farm Small Paddock, Ford Lane	Ford	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.

Site ref	Address	Settlement	Reason for rejection
FO3	Land north of Horsemere Green Lane	Ford	The site does not currently offer a suitable location for development because the site is distant from any established settlement and intensification of existing development here would exacerbate unsustainable patterns of development. Development of this site would effectively close the gap/ buffer which currently exists between the existing residential area and the industrial area to the north. Development of the site would damage and harm the quality of the existing environment for current residents.
FO1a	Land to the North of Horsemere Green Lane	Ford	The site does not currently offer a suitable location for development because the site is distant from any established settlement and intensification of existing development here would exacerbate unsustainable patterns of development.
FO1b	Land west of Church Lane	Ford	The site does not currently offer a suitable location for development because the site is distant from any established settlement and intensification of existing development here would exacerbate unsustainable patterns of development. The site is surrounded by non-residential uses which would not create a suitable living environment for prospective residents.
LU7	Land North of Trinity Way	Littlehampton	From the information available, the site is not considered suitable for housing development. The site does not currently offer a suitable location for development because development would result in an unacceptable loss of open space.
LU8	Land to the West of Dorset House, Dorset Close	Littlehampton	Given the character of the surrounding area, the site is unable to accommodate 6+ properties. Therefore the site fails to meet the study dwelling threshold and is not considered further as part of this assessment. The site does not currently offer a suitable location for development because development would result in an unacceptable loss of open space. Notwithstanding this, the site has not been promoted for development and ownership details are unknown. Therefore the site is not guaranteed as being available or suitable so the site is rejected from further consideration in this study.
LU34	Allotments, Lyminster Road	Littlehampton	From the information available, the site is not considered suitable for housing development. The site does not currently offer a suitable location for development because the site is detached from the settlement edge and is in current use as a popular allotment site.
114	Land to the south of Ancton Lane, Middleton		The landscape appraisal carried out as part of the study identifies the site as an attractive small scale landscape that contributes and forms an important part of the setting of older buildings along Ancton Lane; it is an attractive remnant landscape and is unsuitable for development.

Site ref	Address	Settlement	Reason for rejection
M7	Land North of Ancton Lane	Middleton	This area has a 'Negligible/ Low' Landscape Capacity for development. This was based on two assessments of the areas Landscape Value and Landscape Sensitivity. The site is therefore not considered suitable for development.
P5	Land west of Pagham Road	Pagham	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. Due to the site being within flood zone 3a, and the availability of other sites outside of flood risk areas, it is considered that the site is not suitable for future development.
P9	Land at Valentines Garden	Pagham	Given the character of the surrounding area, the site is unable to accommodate 6+ properties. Therefore the site fails to meet the study dwelling threshold and is not considered further as part of this assessment. Notwithstanding this, the site does not currently offer a suitable location for development because it result in an unacceptable loss of important formal open space. The site has not been promoted for development and ownership details are unknown. Therefore the site is not guaranteed as being available or suitable so the site is rejected from further consideration in this study.
11	Coopers Field adjacent to the Fox Inn, A270	Patching	The site is located within the AONB and is poorly related to facilities, and is therefore not in a suitable or sustainable location for housing development.
144	Patching Estate	Patching	The site is considered unsuitable for development. The site is located outside of the settlement boundary and within the AONB. The site is also very detached from any established settlements in the area and is therefore too isolated to qualify as a sustainable development site.
111	Land between Angmering and Rustington	Rustington	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 landscape appraisal indicates that the site is a key part of the open land that forms a landscape buffer between Angmering and the northern edge of Littlehampton and which maintains physical and partial visual separation between the settlements.
R10	Land South of Rustington Bypass	Rustington	The site is not considered suitable for development. This site is has several major constraints including landscape, flooding, vehicular access and proximity of railway line, main road and industrial estate. From the information provided there is no certainty that these constraints can be addressed and therefore there is uncertainty over the delivery of the site.

## Appendix 6 Rejected sites outside settlements

Site ref	Address	Settlement	Reason for rejection
143	The Cottage Nursery, Violet Farm, Shripney Road	Shripney	The site is not considered suitable for further assessment. This site is located outside of the settlement boundary and is judged as having a 'Low' Landscape Capacity for development.
9	Glebe Land adjoining Slindon CE School	Slindon	The site does not currently offer a suitable location for development because the site is not adjacent to the settlement edge and therefore is unsuitable and unsustainable. The site is also within the AONB. Currently development on this site would contravene policy.
10	Glebe Land at Church Hill,	Slindon	From the information available, the site is not considered suitable for housing development. The site does not currently offer a suitable location for development because the site is not adjacent to the built up area of an established settlement and is within the AONB/proposed National Park, therefore it is unsuitable and unsustainable.
6	Land at Brookfield Farm, Eastergate Lane	Walberton	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.
94	Land at Sunny Corner, West Walberton Lane	Walberton	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.
123	Pigeon House Farm & Land to the South, Dairy Lane	Walberton	The site has a low landscape capacity for development and forms part of an important gap between settlements which prevents coalescence. Part of the site is located within a flood risk zone 3b area and as a result the site is unacceptable for development.
133	Land to Rear of Woodcroft, West Walberton Lane	Walberton	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.
WA1	Land east of Tye Lane	Walberton	This area was judged as having a 'Low' Landscape Capacity for development. This was based on an assessment of the areas Landscape Value and Landscape Sensitivity. The site is therefore not considered suitable for development.
WA5	Various, Copse Lane	Walberton	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.



## Appendix 6 Rejected sites outside settlements

Site ref	Address	Settlement	Reason for rejection
WA6	Land to north and west of Barnham Lane	Walberton	This site is judged as having a 'Low' Landscape Capacity for development and is therefore unsuitable for further consideration within the study. Additionally, the site forms part of an important gap between settlements which prevents coalescence.
49	Land to the rear of Nurse's Cottage	Warningcamp	This site is located within the AONB and is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.
51	Macmillan's Field	Warningcamp,	This site is located within the AONB, not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.
67	Land adjacent to Lample House	Wepham	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.
5	(formerly) Southdown nursery, Old Mead Road	Wick	Outside but adjoining the settlement boundary. Currently development on this site would contravene policy and therefore the site is not considered suitable. From the information available, the risk of flooding is so significant that its renders the site unachievable.
14	Land South of Old Mead Road, Old Mead Road	Wick	Outside but adjoining the settlement boundary. The site is almost entirely located within a flood risk zone 3b area and as a result the site is unacceptable for development.
136	Torri, Old Mead, Sandfield Nurseries, Old Mead Rd	Wick	Outside but adjoining the settlement boundary. The site is partly within flood risk 3a where an exception test needs to be passed and partly within a flood risk zone 3b area where development is unacceptable. Given the surrounding flooding issues development of this site is considered unacceptable.
46	Land Adjacent to Little Meadow	Yapton	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.
74	Street Buildings, North End Road	Yapton	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.
132	Land at 2 Church Farm Cottages	Yapton	The site is not suitable for development. The landscape setting of the site is extremely sensitive and notwithstanding this, there are a considerable number of policy hurdles.

<b>Site ref</b>	<b>Address</b>	<b>Settlement</b>	<b>Reason for rejection</b>
70	Corner of North End Road/Ford Lane	Yapton,	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.

Appendix 7  
Sites with permission outside settlements

Site ref	Settlement	Site Area (ha)	Local Authority
BE/57/07, BE/48/08 & BE/81/08	Bognor Regis	0.17	Arun
<b>Site Address</b>		<b>Type of site</b>	
Richmond House, Shripney Road		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
C3 Housing		Planning permission after base date	
<b>Description of site</b>			
The site consist of a large property located off Shripney Road.			
<b>Planning history</b>			
Planning permission approved for 10 flats won on appeal 20/12/07. A more recent permission (BE/81/08) has increased the number of dwellings to 14 (05/11/08).			
<b>Policy context</b>			
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).			
<b>Physical constraints</b>			
None identified.			
<b>Potential Impacts</b>			
None identified.			
<b>Suitability summary</b>			
Permission for 10 flats won on appeal 20/12/07. A more recent permission has increased the capacity to 14 units (BE/81/08).			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
The owner or agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good.			

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	14	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
0	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
5.22	6.95	8.69	80.52		14

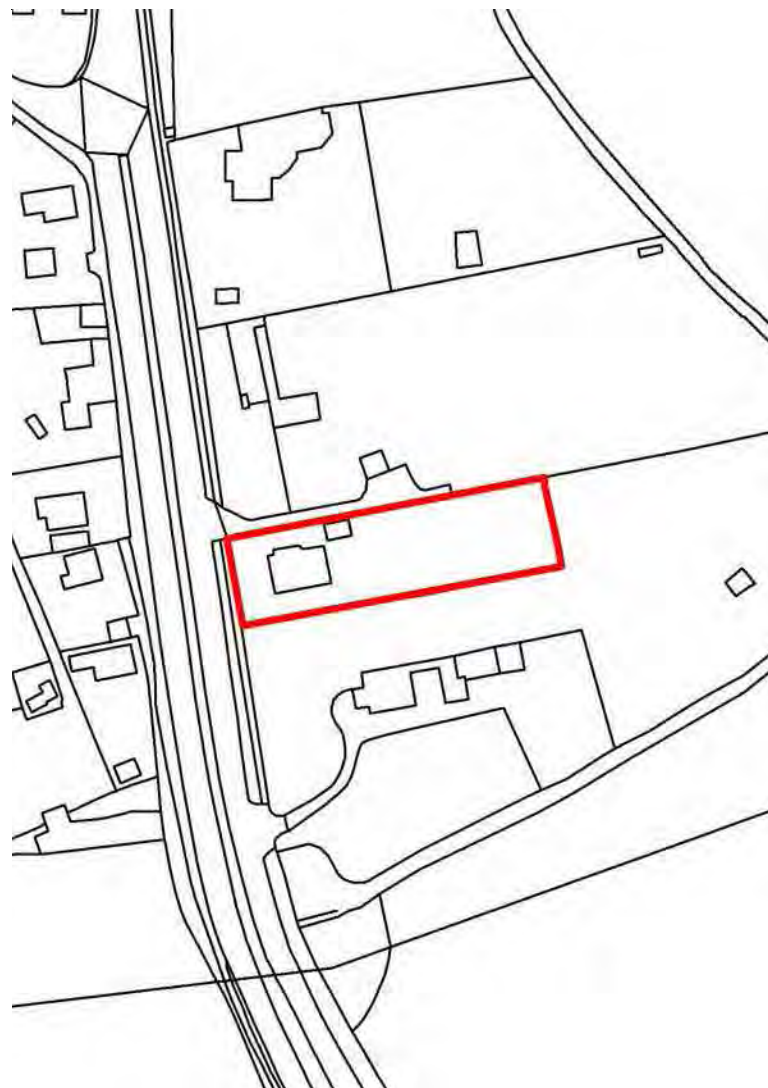
**Yield summary**

Planning permission approved for 10 flats won on appeal 20/12/07. A more recent permission has increased the number of dwellings to 14. Development expected to commence when market recovers.

**Conclusion**

Permission for 10 flats won on appeal 20/12/07. A more recent permission has increased the capacity to 14 units. It is thought that the development will commence in the next couple of years, depending upon a recovery in the housing market.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
17	Littlehampton	0.58	Arun
<b>Site Address</b>		<b>Type of site</b>	
Land South of Hearnfield Road		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Agriculture		Planning permission after base date	
<b>Description of site</b>			
The site is rectangular in shape. This is a flat plot of vacant land located to the rear of bungalows and backing on to a railway line. The site consists of bushes and other vegetation. The surrounding area is suburban in character. Access is off Hearnfield Road.			
<b>Planning history</b>			
Planning permission was granted for the erection of 24 dwellings with new access from land to the south of Hearnfield Road, Wick, Littlehampton, West Sussex, BN17 7PR. Decision date: 19 January 2009. Application LU/85/08 site won on appeal. LU/283/08 permitted 06/01/09.			
<b>Policy context</b>			
The site is located within the countryside where development for housing is not generally permitted (Local Plan Policy GEN3). The site is located within one of the Strategic Gaps which seek to protect areas between settlements (Local Plan Policy AREA10).			
<b>Physical constraints</b>			
The site is a small, thin plot next to railway line. Access issues and potential ransom strip. There is potential for contamination and noise pollution. The Council identified a groundwater emergence zone and groundwater flood risk.			
<b>Potential Impacts</b>			
Noise and impact on residential amenity.			
<b>Suitability summary</b>			
The site is outside the built up area but adjoins the urban area. Currently development on this site would, in normal circumstances, contravene policy and therefore not be considered suitable. However, the site was granted permission as an omission site for 24 new dwellings on the 19 January 2009.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
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 through the planning application process.			
<b>Achievability summary</b>			
This site adjacent to the urban area 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. The market should have substantially recovered from the economic downturn of 2008 by the time this site has been assessed through the LDF and application process, so achievability should not be in any doubt in the medium term.			

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	12	12	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
0	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
17.51	23.35	29.19	41.12		24

**Yield summary**

Site was granted planning permission for the erection of 24 dwellings with new access. Decision date: 19 January 2009. Development expected to commence when market improves.

**Conclusion**

Likely to be delivered within the first 5 year timeframe due to existing planning permission on the site.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
112	Yapton	1.66	Arun
<b>Site Address</b>		<b>Type of site</b>	
Yapton Industrial estate, Bilsham Road		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Industrial		Planning permission after base date	
<b>Description of site</b>			
The site is a large plot on edge of settlement containing a number of buildings, some of which are vacant and in poor condition. The site is located on the edge of the urban area off Bilsham Road.			
<b>Planning history</b>			
The site has been given planning permission (Y/37/07) despite the loss of employment and groundwater flood risk, for 59 residential dwellings. The permission was given after the study base date.			
<b>Policy context</b>			
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).			
<b>Physical constraints</b>			
Existing buildings would require demolition. The site is within the groundwater emergence zone, groundwater flood risk and historic surface water area.			
<b>Potential Impacts</b>			
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 landscape appraisal for this study says that this site is one of four that lie along the southern part of the village in LCA 30 – Bilsham Coastal Plain (Substantial Sensitivity; Slight Value; Low/Medium Capacity). Access appears to be good and the site is suitable for accommodating development without wider impact on the countryside (although the site is relatively remote from the main village facilities); the existing boundary vegetation should be safeguarded and preferably strengthened within the site to ensure that long term containment can be secured .			
<b>Suitability summary</b>			
The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. The site has been given planning permission despite the loss of employment and groundwater flood risk, for 59 residential dwellings. The permission on appeal was given after the study base date.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. 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.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site as the site is suitable and development is being actively promoted.			



<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	30	29	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
0	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
49.94	66.59	83.23	35.44		59

**Yield summary**

Site suitable for low density development typically comprising a mix of semi detached or detached dwellings. The site has planning permission for 59 dwellings. Development expected to commence when market recovers.

**Conclusion**

The site has planning permission for 59 dwellings. Because of its location and characteristics, this site would be suitable for a mix of dwellings and likely to be completed by 2012 depending on the recovery of the housing market.

**Site plan**



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Appendix 8  
Sites with future potential outside settlements

Site ref	Settlement	Site Area (ha)	Local Authority
48	Angmering	10.44	Arun
<b>Site Address</b>		<b>Type of site</b>	
West End Nursery, Roundstone Lane, Angmering,		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Horticulture		Not Known	
<b>Description of site</b>			
The site consists of a large nursery site with a number of greenhouses and car parking space on edge of settlement. Access is off Roundstone Lane.			
<b>Policy context</b>			
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 is located within a Local Gap (Local Plan Policy AREA11). The site lies within an area which is being considered as a potential location for future strategic development of between 500 and 1,500 houses. (Core Strategy Options for Growth consultation document February 2009).			
<b>Physical constraints</b>			
The existing buildings would require demolition and development would result in loss of employment. The site is located within a groundwater emergence zone and there is potential for groundwater flood risk.			
<b>Potential impacts</b>			
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.  EDAW Study says the site is screened by landform, mature vegetation & adjacent nurseries.  The landscape appraisal for this study says that the land on the south eastern side of Angmering (Sites 47, 48, 148, 149) is unconstrained in landscape and visual terms and the sites are suitable for development. Site 48 is already occupied by a large glasshouse complex, which appears to be part of a larger enterprise to the south, and contained by a shelterbelt along the northern side; a rugby football ground separates this site from Site 47. All of these sites, with the exception of Site 148, offer an opportunity to accommodate development that would be well contained and which would not have an appreciable impact on the perception of separation and identities of Angmering and the northern edge of Ferring (across the Kingston Gap); the new bypass and the tree belt along Roundstone Lane forms a firm settlement limit. Although the land to the east of the lane (which incorporates a well used byway) is not proposed for inclusion in the National Park the vegetation that defines the eastern edge of these sites would require reinforcement and management to enhance the new settlement boundary and visual containment from the land beyond. Therefore, this boundary should be protected, enhanced and managed as part of any development strategy. However, the rugby ground would need to be included to ensure a comprehensive masterplan and access strategy.			
<b>Suitability summary</b>			
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 unsuitable for development in isolation and would form an illogical urban extension. However, if considered as part of a comprehensive development with adjacent land then it could be 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.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
The owner or agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development.			

**Achievability summary**

This site adjacent to the built up area 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/horticultural, taking account of any community gain package, including affordable housing and other S.106 obligations, as well as abnormal development costs.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
50	80	80	64	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
313.06	417.41	521.76	26.26		274

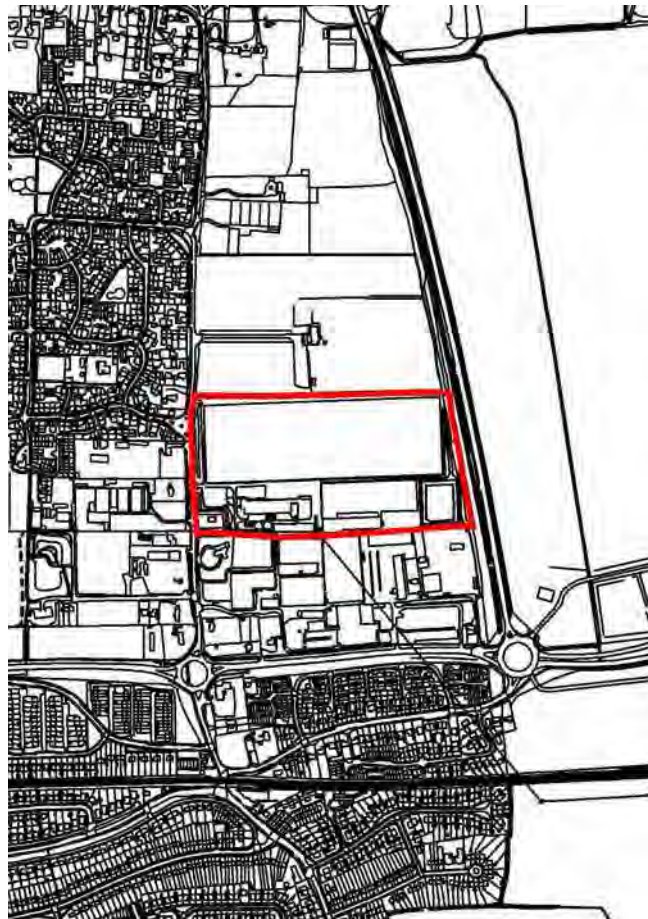
**Yield summary**

Taking account of the character of the site and its surroundings, this site could be developed for about 274 units at an average density of 35 dph which will provide an appropriate range of dwellings for the housing market in this location.

**Conclusion**

Because of its location and characteristics, this site could be suitable as a larger comprehensive development with adjacent land. If planned comprehensively this site could accommodate a mix of dwellings of about 274 units which could be started in about 2014 and completed by 2018, depending on the Council's eventual distribution of development strategy.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
80	Angmering	10.52	Arun
<b>Site Address</b>		<b>Type of site</b>	
Land East of Roundstone Lane		Mixed	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Residential, Horticulture, Agriculture		Not Known	
<b>Description of site</b>			
This is a flat site containing 2 properties (residential), a nursery, fields and a footpath to the east. The site is on the edge of the built up area. Access is off Roundstone Lane.			
<b>Policy context</b>			
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 lies within an area which is being considered as a potential location for future strategic development of between 500 and 1,500 houses. (Core Strategy Options for Growth consultation document February 2009). The site is adjacent to Listed Buildings - Pound Place, Spotted Cow (to north). PPG15 Planning and the Historic Environment. The site is adjacent to Angmering Conservation Area.			
<b>Physical constraints</b>			
Demolition of existing buildings. The site is located with a groundwater emergence zone and there is potential for groundwater flood risk.			
<b>Potential impacts</b>			
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.			
<b>Suitability summary</b>			
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, the site could be considered as part of a comprehensive development including adjacent land. If planned comprehensively this could contribute to the creation of a sustainable, mixed community.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
The owner or agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development.			

**Achievability summary**

This site adjacent to the urban area 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.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
80	80	80	60	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
315.46	420.61	525.76	28.53		300

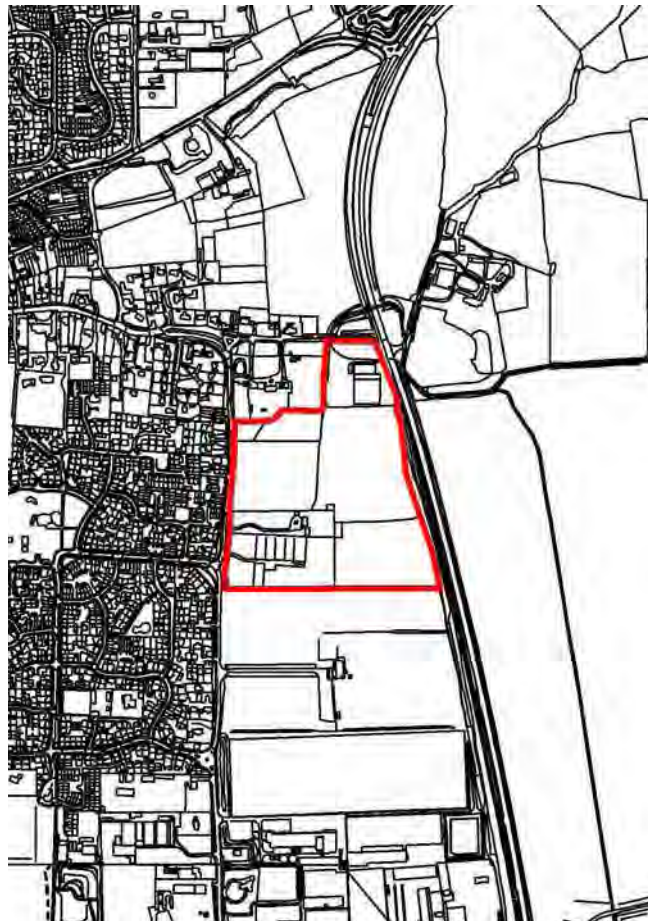
**Yield summary**

Taking account of the character of the site and its surroundings, this site could be developed for about 300 units at an average density of 35 dph which will provide an appropriate range of dwellings for the housing market in this location.

**Conclusion**

Because of its location and characteristics, this site could be suitable as a larger comprehensive development with adjacent land. If planned comprehensively this site could accommodate a mix of dwellings of about 300 units which could be started in about 2014 and completed by 2018, depending on the Council's eventual distribution of development strategy.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
82	Angmering	14.50	Arun
<b>Site Address</b>		<b>Type of site</b>	
Land East of Dappers Lane,		Mixed	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Residential, Horticulture, Agriculture		Not Known	
<b>Description of site</b>			
This is a large site including numerous nurseries, residential units, light industry/storage, fields and agricultural plots. There are trees throughout site. The site is located on the edge of the urban area. Access is off Dappers Lane.			
<b>Policy context</b>			
PPS25 Flooding. 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). Close to proposed boundary of South Downs National Park. The site lies within an area which is being considered as a potential location for future strategic development of between 500 and 1,500 houses. (Core Strategy Options for Growth consultation document February 2009).			
<b>Physical constraints</b>			
Development of the site would require demolition of existing buildings. The site is located adjacent to flood zone 3b, groundwater emergence zone, and groundwater flood risk area.			
<b>Potential impacts</b>			
The EDAW Study says the site has an exposed to contained Nature. The landscape appraisal for this study says that the site lies along the north eastern edge of Angmering within LCA 43, within an area that is characterised by gently rising ground which is occupied by several small nurseries, residential properties, small generally horse-grazed paddocks, agricultural buildings and small storage yards. It is a fragmented landscape that is unified to a significant degree by the considerable amount of vegetation that lies within, between, and around the properties; this vegetation assists with the integration of the various developments within the landscape. A more open medium sized field lies in the eastern part and this area is considerably more open to view, notably in views from the bypass, whilst the western parts are more contained and already substantially developed. As a consequence, the western part is the most appropriate area to accommodate development; the precise extent should be informed by detailed analysis including an examination of the relationship of the area to the proposed National Park that would lie only a relatively short distance to the east and north. Access may also be a significant constraint to development in this location.			
<b>Suitability summary</b>			
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 western part of 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. The site has several constraints which will require further consideration such as landscape and flooding, however from the information provided these are not insurmountable.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
The owner or agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development.			



**Achievability summary**

This site adjacent to the urban area 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.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	60
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
80	80	80	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
435.14	580.19	725.23	20.68		300

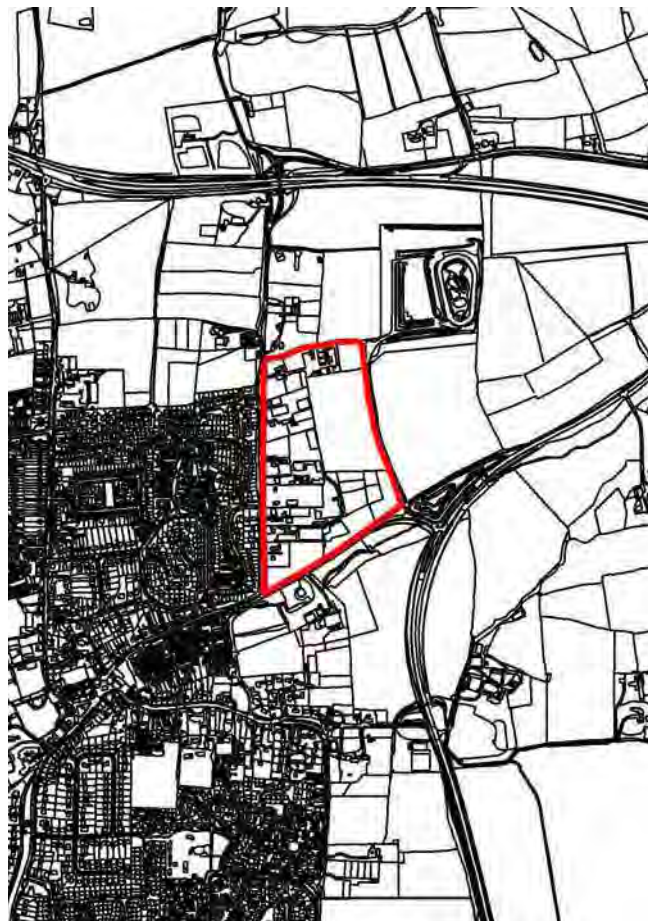
**Yield summary**

Taking account of the character of the site and its surroundings, this site could be developed for about 300 units at an average density of 35 dph which will provide an appropriate range of dwellings for the housing market in this location. Assuming two developers on site the site could deliver an average of 80 dwellings per annum.

**Conclusion**

Because of its location and characteristics, this site would be suitable for a mix of dwellings of about 300 units which could be started in about 2013 and completed by 2017, depending on the Council's eventual distribution of development strategy.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
109	Angmering	6.34	Arun
<b>Site Address</b>		<b>Type of site</b>	
Land between Arundel Road and Dappers Lane		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Agriculture		Not Known	
<b>Description of site</b>			
The site is a large plot used for agriculture and horse paddocks. Power cables and a footpath run through site. The site is located on the edge of urban area off Arundel Road and Dappers Lane.			
<b>Policy context</b>			
The site is located outside of the settlement boundary.			
<b>Physical constraints</b>			
Located next to Primary School and Site 104.			
<b>Potential impacts</b>			
EDAW Study say the site is grazing fields well contained by woodland & existing housing and has a contained character. The landscape appraisal for this study says that the site is located between Dappers Lane and Arundel Road within LCA 43 (Low Capacity). The land falls gently north east to the south west and consists of two small fields subdivided by a tall hedgerow followed by a public footpath; the eastern field is used for horse grazing. Heron's Farm lies in the north east corner, and a school in the south west corner. A large wood lies to the north. Physically and visually the site relates well to the settlement edge which forms the southern boundary and comprises the rear gardens of houses; the school buildings dominate the western field. Access would not appear to be a particular constraint and the site is most suitable for accommodating a discreet residential development closely related to the school. Due to the rising ground and screening provided by the woodland development would not be apparent from the AONB/proposed National Park to the north.			
<b>Suitability summary</b>			
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, physically and visually the site relates well to the settlement edge which forms the southern boundary and comprises the rear gardens of houses; the school buildings dominate the western field. Access would not appear to be a particular constraint and the site is most suitable for accommodating a discreet residential development closely related to the school.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
The agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development.			

**Achievability summary**

This site adjacent to the urban area 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.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
50	75	50	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
190.22	253.62	317.03	27.60		175

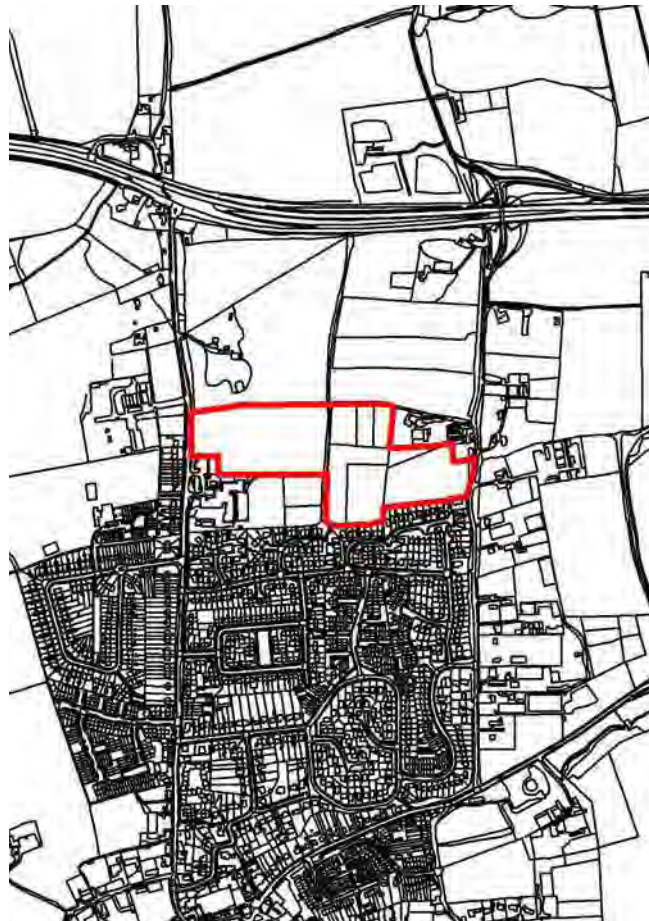
**Yield summary**

Taking account of the character of the site and its surroundings, this site could be developed for about 175 units at an average density of 35 dph which will provide an appropriate range of dwellings for the housing market in this location.

**Conclusion**

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, physically and visually the site relates well to the settlement edge which forms the southern boundary and comprises the rear gardens of houses; the school buildings dominate the western field. Access would not appear to be a particular constraint and the site is most suitable for accommodating a discreet residential development closely related to the school.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
53	Arundel	0.93	Arun
<b>Site Address</b>		<b>Type of site</b>	
Riding Stables, Park Place		Mixed	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Horse Stables		No planning status	
<b>Description of site</b>			
<p>The site is a large linear plot including stable buildings and paddock. The site consists of mature and semi mature trees which line the site. The site is currently in use and slopes gently. The site borders the A27 and Arundel roundabout. The site is on the edge of the urban area. Access is off A284 / Park Place.</p>			
<b>Policy context</b>			
<p>The site is located within the countryside where development for housing is not generally permitted except in particular circumstances and for specific uses (Local Plan Policy GEN3). There are a significant number of listed buildings on and surrounding the site - The Coach House, Vine Cottage, Park Place, as well as many structures of character (Local Plan Policy GEN22). The site is in the AONB (AREA9) and Conservation Area (Local Plan Policy AREA2) as well as within the policy protecting the setting of Arundel (Policy AREA3).</p>			
<b>Physical constraints</b>			
<p>There are significant constraints including access, noise from roundabout and A27. The Council has identified a groundwater emergence zone and groundwater flood risk area.</p>			
<b>Potential impacts</b>			
<p>Potential impact on the AONB and setting of listed buildings.</p>			
<b>Suitability summary</b>			
<p>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 provides a suitable location for consideration of future development. Any future proposal should address the setting of the AONB and listed buildings, any flooding, access and noise impact from the A27. Nevertheless, the site is located in an area which subject to addressing the above constraints could contribute to the creation of a sustainable, mixed community.</p>			
<b>Market appraisal</b>			
<p>Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.</p>			
<b>Availability summary</b>			
<p>Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. The site has been promoted by a landowner for the purposes of this study, although part of the area is outside the ownership of the estate.</p>			

**Achievability summary**

This site adjacent to the built up area is in a location that developers find attractive to bring forward housing sites for development. There are some buildings outside the ownership of the estate which could render the development difficult.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	8
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
7	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
27.80	37.06	46.33	16.19		15

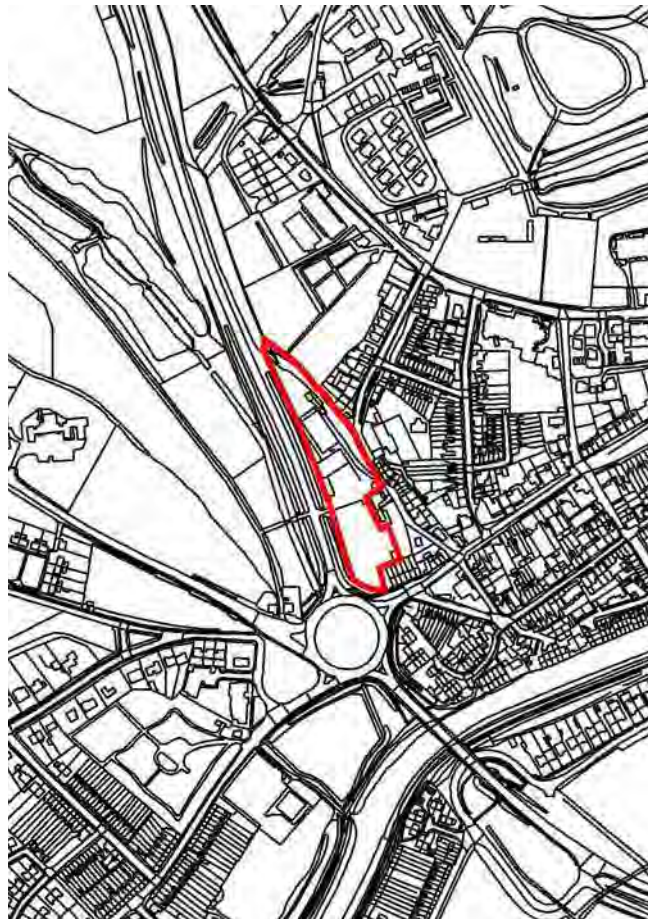
**Yield summary**

There are a number of potential constraints, including presence of listed buildings, proximity to the A27 and land in other ownership. This may limit development to a scheme of about 15 units.

**Conclusion**

The site is located in an area that could be considered suitable for future development however, there are several existing constraints which will need to be addressed.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
59	Arundel	2.15	Arun
<b>Site Address</b>		<b>Type of site</b>	
Horse Field, Torton Hill Road		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Agriculture		No planning status	
<b>Description of site</b>			
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.			
<b>Policy context</b>			
The site is located within the Countryside where development for housing is not generally permitted except in particular circumstances and for specific uses. (Policy GEN3). Designated under policy AREA3 which protects the setting of Arundel. The site adjoins Binsted Wood complex SNCI and Ancient Woodland and the proposed South Downs National Park.			
<b>Physical constraints</b>			
The site slopes steeply. Access from Pearson Road may not be wide enough. Council have identified a groundwater flood risk.			
<b>Potential impacts</b>			
The landscape appraisal for this site says that whilst the site is locally prominent it does offer an opportunity to accommodate some development on the more level upper parts; development on the steep east facing slopes would be highly disruptive to the topography. The capacity of the site will be limited by the need to ensure that the protection and retention of the boundary trees and better quality trees running through the centre of the site. Measures to ensure that there are no unacceptable adverse affects on the adjoining nature conservation site will also be necessary. Access into the site appears to be readily available off Pearson Road; however, this access point is very close to fine mature trees and the route will need to be carefully considered. Whilst development would be located on elevated land, this land is at a very similar level as the houses along Torton Hill Road; there is unlikely to be any significant impact from development on the more important views from within the town and no impact on the setting of the landmark buildings. Planting on the steeper eastern slopes could help to soften the edge of new development. The woodland along the western edge would contain the site from the proposed National Park beyond.			
<b>Suitability summary</b>			
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.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
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.			

**Achievability summary**

From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site at the current time but the site does have potential to provide a suitable and achievable location in the future. This site adjacent to the urban area is in a location that developers find attractive to bring forward housing sites for development. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good. From the information available, it is considered that policy and physical constraints are capable of being overcome in such a way that the proposed development remains viable and deliverable within 15 years.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
20	25	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
64.48	85.97	107.47	20.94		45

**Yield summary**

Taking account of the character of the site and its surroundings, this site could be developed for about 45 units at an average density of 35 dph which will provide an appropriate range of dwellings for the housing market in this location. This will also allow an area of land to remain undeveloped to address the landscape concerns.

**Conclusion**

Because of its location and characteristics, this site could be suitable for a mix of dwellings of about 45 units which could be started in about 2014 and completed by 2018, depending on the Council's eventual distribution of development strategy.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
AB3	Arundel	0.34	Arun
<b>Site Address</b>		<b>Type of site</b>	
Land at Cemetery, London Road		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Cemetery, Woodland		Not Known	
<b>Description of site</b>			
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.			
<b>Policy context</b>			
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). Adjacent to proposed boundary of South Downs National Park. There are Listing Building close by - St Philips Roman Catholic Primary School. PPG15 Planning and the Historic Environment.			
<b>Physical constraints</b>			
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 to 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.			
<b>Potential impacts</b>			
Impact on Listed Buildings and adjacent proposed National Park.			
<b>Suitability summary</b>			
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.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
The owner/agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development. The site will be promoted through the LDF.			



**Achievability summary**

This site adjacent to the urban area 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. The market should have substantially recovered from the economic downturn of 2008 by the time this site has been assessed through the LDF and application process, so achievability should not be in any doubt in the medium term.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
5	5	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
10.30	13.74	17.17	29.12		10

**Yield summary**

Taking account of the character of the site and its surroundings, this site could be developed for about of 10 units at an average density of 35 dph which will provide an appropriate range of dwellings for the housing market in this location.

**Conclusion**

The site is unlikely to be considered suitable for development if considered in isolation, however, because of its location and characteristics, this site could be suitable as a larger comprehensive development with adjacent land (Sites AB4 and 62). If planned comprehensively this site could accommodate a mix of dwellings of about 10 units which could be started in about 2014 and completed by 2016, depending on the Council's eventual distribution of development strategy.

**Site plan**

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Site ref	Settlement	Site Area (ha)	Local Authority
AB4	Arundel	0.25	Arun
<b>Site Address</b>		<b>Type of site</b>	
Land south west of St Philip Catholic Primary Sch		Mixed	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Private Open Space		Not Known	
<b>Description of site</b>			
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.			
<b>Policy context</b>			
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). Adjacent to proposed boundary of South Downs National Park. There are Listing Building close by - St Philips Roman Catholic Primary School. PPG15 Planning and the Historic Environment.			
<b>Physical constraints</b>			
There is concern over earth stability as the site slopes steeply towards the Arundel By-pass. Vehicular access is an issue and so to is the site close proximity to the Cemetery. The site is located within a groundwater emergence zone and there is potential for groundwater flood risk.			
<b>Potential impacts</b>			
Impact on Listed Buildings and adjacent AONB and proposed National Park.			
<b>Suitability summary</b>			
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.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
The owner or agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development. The agent is awaiting the results of the SHLAA before considering a suitable planning strategy.			

**Achievability summary**

This site adjacent to the urban area 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. The market should have substantially recovered from the economic downturn of 2008 by the time this site has been assessed through the LDF and application process, so achievability should not be in any doubt in the medium term.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
4	4	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
7.43	9.91	12.38	32.31		8

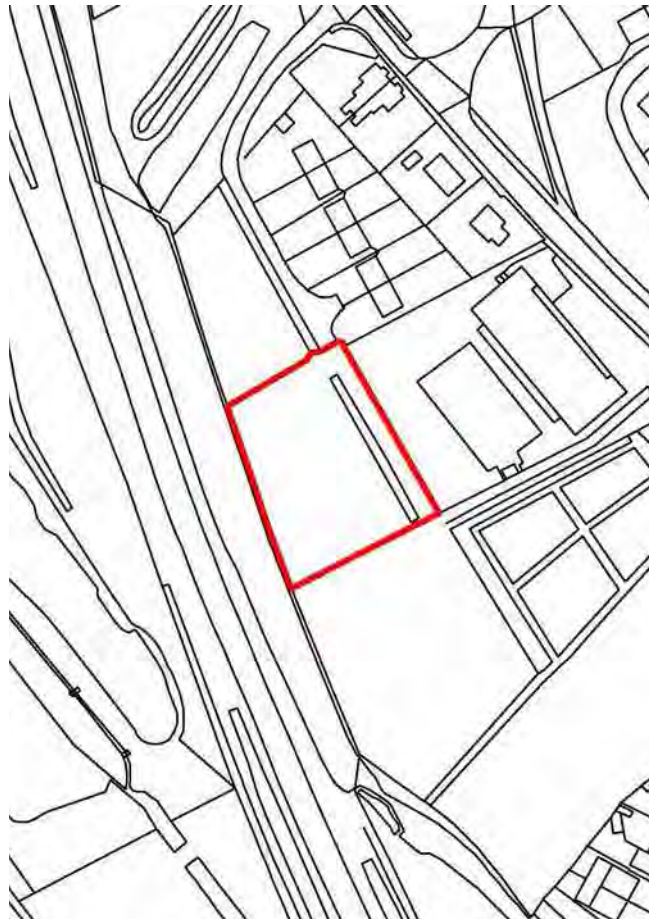
**Yield summary**

Taking account of the character of the site and its surroundings, this site could be developed for about 8 units at an average density of 35 dph which will provide an appropriate range of dwellings for the housing market in this location.

**Conclusion**

The site is unlikely to be considered suitable for development if considered in isolation, however, because of its location and characteristics, this site could be suitable as a larger comprehensive development with adjacent land (Sites AB3 and 62). If planned comprehensively this site could accommodate a mix of dwellings of about 8 units which could be started in about 2014 and completed by 2016, depending on the Council's eventual distribution of development strategy.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
AB12	Arundel	0.94	Arun
<b>Site Address</b>		<b>Type of site</b>	
Land South of A27, North of Canada Road		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Scrubland		Not Known	
<b>Description of site</b>			
The site is a long thin plot located to the south of A27. The site is bounded by trees on northern edge. The site is located on the edge of the urban area.			
<b>Policy context</b>			
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). Adjacent to proposed boundary of South Downs National Park.			
<b>Physical constraints</b>			
No appropriate vehicular access other than directly off the A27 which is not appropriate on grounds of highway safety. The site is also located within a groundwater emergence zone and subject to potential groundwater flood risk. The site is a very long and narrow and it is questionable how much land is deliverable for development.			
<b>Potential impacts</b>			
Noise impacts due to proximity to the A27.			
<b>Suitability summary</b>			
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 is constrained by its shape and vehicular access will require further investigation.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
The site is available. The District Council is considering promoting the site through the LDF process.			

**Achievability summary**

This site adjacent to the built up area 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 its alternative land use, taking account of any community gain package, including affordable housing and other S.106 obligations, as well as abnormal development costs. The market should have substantially recovered from the economic downturn of 2008 by the time this site has been assessed through the LDF and application process, so achievability should not be in any doubt in the medium term.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	9
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
0	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
28.28	37.70	47.13	9.55		9

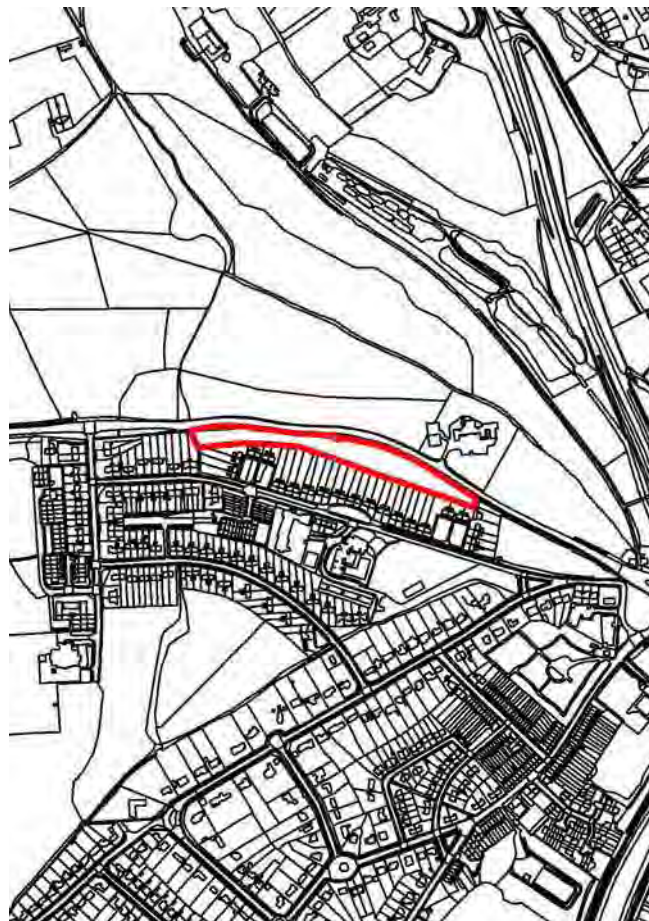
**Yield summary**

Taking account of the character of the site and its surroundings, this site could be developed for about 9 units which takes account of the site's unusually narrow shape.

**Conclusion**

Because of its location and characteristics, this site would be suitable for a mix of dwellings of about 9 units which could be started in about 2013 and completed by 2014, depending on the Council's eventual distribution of development strategy.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
1	Barnham	0.15	Arun
<b>Site Address</b>		<b>Type of site</b>	
Barnham Village Hall and adjoining land,		Mixed	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Village Hall		Current planning application (pending)	
<b>Description of site</b>			
The site is relatively flat and consists of two existing buildings (village hall and storage building) and a car park. The site is located along Yapton Road which runs along the northern boundary. The site is surrounded loosely by residential development with open space to the south.			
<b>Policy context</b>			
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). There is new development on the opposite site of the road - The Old School House.			
<b>Physical constraints</b>			
None identified.			
<b>Potential impacts</b>			
The area to the rear of the site is a protected open space (AREA5). The Angels Nursery site along the road has been identified as being suitable for Travelling Show people use. In a previous Landscape Study conducted in 2006, this area was judged as having a 'Medium/ High' Landscape Capacity for development. This was based on an assessment of the areas Landscape Value and Landscape Sensitivity.			
<b>Suitability summary</b>			
The site is outside the built up area but adjoins the settlement. 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 for future housing potential. The site could offer a suitable location for development and could contribute to the creation of sustainable, mixed communities.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
There is a current planning application on the northern part of the site for 8 homes and a community hall which indicates that the site is available for development. The site was also promoted through the call for sites exercise.			

**Achievability summary**

From the information available it is considered that development may be achievable in the short term. The site could be suitable for medium density development typically comprising a mix of detached, semi detached and terraced dwellings.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	8
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
0	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
4.43	5.91	7.39	54.16		8

**Yield summary**

Taking account of the character of the site and its surroundings, this site will likely to be developed for about 8 units at an average density of 54 dph which will provide an appropriate range of dwellings for the housing market in this location

**Conclusion**

Because of its location and characteristics, this site would be suitable for a mix of dwellings of about 8 units which could be started in about 2013, depending on the Council's eventual distribution of development strategy.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
41	Barnham	3.10	Arun
<b>Site Address</b>		<b>Type of site</b>	
Land at Yapton Road		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Agriculture		Not Known	
<b>Description of site</b>			
The site is an unusually shaped plot with an area of woodland to the south and trees along the eastern edge. There is a railway line to the north. The site is on the edge of the urban area. Access is off Yapton Road.			
<b>Policy context</b>			
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 lies adjacent to an area which is being considered as a potential location for future strategic development of up to 2,500 houses. (Core Strategy Options for Growth consultation document February 2009).			
<b>Physical constraints</b>			
Existing trees and potential for groundwater flood risk. This area has historic surface water flooding.			
<b>Potential impacts</b>			
In a previous Landscape Study conducted in 2006, this area was judged as having a 'Medium/ High' 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 a contained character. The landscape appraisal for this study says that the site is well located and suitable for development subject to the evaluation of the vegetation and the retention of the more noteworthy trees and vegetation along the eastern boundary (which is likely to require strengthening).			
<b>Suitability summary</b>			
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. Noteworthy trees should be retained.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
The owner or agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development.			



**Achievability summary**

From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good, despite the current economic downturn.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
17	35	35	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
93.15	124.20	155.25	28.02		87

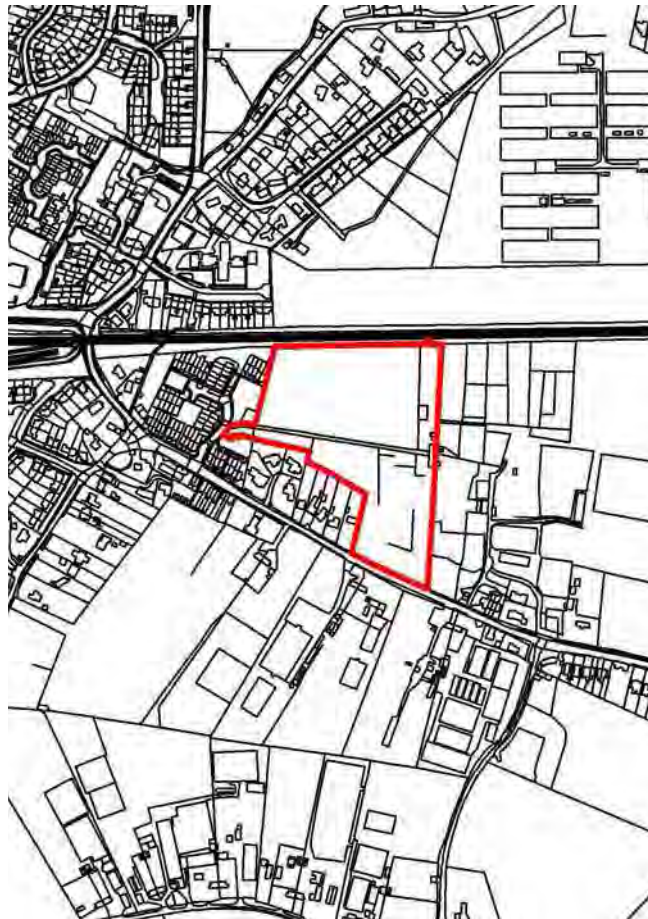
**Yield summary**

Taking account of the character of the site and its surroundings, this site could be developed for about 87 units at an average density of 35 dph which will provide an appropriate range of dwellings for the housing market in this location.

**Conclusion**

Because of its location and characteristics, this site could be suitable for a mix of dwellings of about 87 units which could be started in about 2014 and completed by 2017, depending on the Council's eventual distribution of development strategy.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
44	Barnham	0.51	Arun
<b>Site Address</b>		<b>Type of site</b>	
Fir Croft, Church Lane		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Residential		Not Known	
<b>Description of site</b>			
The site is slopes gently, towards railway line. The site consists of a well maintained large Victorian property. The surrounding area is rural in character. Access is off Church Lane.			
<b>Policy context</b>			
PPS25 Flooding. 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).			
<b>Physical constraints</b>			
Development would require the demolition of the existing property. The site is partly located within flood zone 2, 3a and 3b , groundwater flood risk and historic surface water area.			
<b>Potential impacts</b>			
In a previous Landscape Study conducted in 2006, this area was judged as having a 'Medium/ High' Landscape Capacity for development. This was based on an assessment of the areas Landscape Value and Landscape Sensitivity.			
<b>Suitability summary</b>			
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. The site may more appropriately be considered as part of larger development site incorporating adjacent site 45. The site appears subject to flooding constraints which may reduce the site capacity and would have to be resolved before the site could be brought forward for development.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
The owner or agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development.			

**Achievability summary**

This site adjacent to the built up area is in a location that developers find attractive to bring forward housing sites for development. The market should have substantially recovered from the economic downturn of 2008 by the time this site has been assessed through the LDF and application process, so achievability should not be in any doubt in the medium term.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
0	10	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
15.28	20.38	25.47	19.63		10

**Yield summary**

Taking account of the character of the site and its surroundings, part of this site could be developed for about 10 units which will provide an appropriate range of dwellings for the housing market in this location.

**Conclusion**

Because of its location and characteristics, this site would be suitable for a mix of dwellings of about 10 units which could be started in about 2015 and completed by 2016. However the current policy and physical constraints would have to be overcome. This might be possible in the next 10 years

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
45	Barnham	0.59	Arun
<b>Site Address</b>		<b>Type of site</b>	
Land at (Cottage Piggeries and) Tars Farm House		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Residential		Not Known	
<b>Description of site</b>			
The site slopes gently and consists of a large plot including 2 out buildings. A residential property is located to front of site. The surrounding area is rural in character. Access is off Church Lane.			
<b>Policy context</b>			
PPS25 Flooding. 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).			
<b>Physical constraints</b>			
Development would require the demolition of the existing property. The site is partly located within flood zone 2, 3a and 3b, groundwater flood risk and historic surface water area.			
<b>Potential impacts</b>			
In a previous Landscape Study conducted in 2006, this area was judged as having a 'Medium/ High' Landscape Capacity for development. This was based on an assessment of the areas Landscape Value and Landscape Sensitivity.			
<b>Suitability summary</b>			
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. The site may more appropriately be considered as part of larger development site incorporating adjacent site 44. The site appears to be subject to flooding constraints which may limit capacity and would have to be resolved before the site could be brought forward for development.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
The owner or agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development			

**Achievability summary**

This site adjacent to the urban area 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/horticultural, taking account of any community gain package, including affordable housing and other S.106 obligations, as well as abnormal development costs. The market should have substantially recovered from the economic downturn of 2008 by the time this site has been assessed through the LDF and application process, so achievability should not be in any doubt in the medium term.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
0	8	4	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
17.85	23.80	29.75	20.17		12

**Yield summary**

Taking account of the character of the site and its surroundings, this site could be developed for about of 12 units which will provide an appropriate range of dwellings for the housing market in this location.

**Conclusion**

Because of its location and characteristics, this site would be suitable for a mix of dwellings of about 12 units which could be started in about 2015 and completed by 2017. However the current policy and physical constraints would have to be overcome. This might be possible in the next 10 years

**Site plan**

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Site ref	Settlement	Site Area (ha)	Local Authority
102	Barnham	2.34	Arun
<b>Site Address</b>		<b>Type of site</b>	
Land at Barn Rise/Haliford Drive		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Agriculture		Not Known	
<b>Description of site</b>			
The site is irregular in shape and consists of wooded scrubland with footpath running through and a paddock with mature trees. There are two existing access points into the site. The site is on the edge of urban area off Barn Rise / Lake Lane.			
<b>Policy context</b>			
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 lies adjacent to an area which is being considered as a potential location for future strategic development of between up to 2,500 houses. (Core Strategy Options for Growth consultation document February 2009).			
<b>Physical constraints</b>			
The site is an irregular shape, long and thin, which could provide difficulties in developing the site. The site is subject to groundwater flood risk and historic surface water flooding. There is an access track off the Drive which is a private road.			
<b>Potential impacts</b>			
The landscape appraisal for this study says that the site lies with the Barnham Rife Catchment Area. A good hedgerow and some trees defines the southern edge beyond which a narrow arable field separates it from the railway; the eastern boundary is formed by a strong shelter belt with large glasshouse complex to the east (Site 116). Subject to suitable access the site is very discreet and suitable for development.			
<b>Suitability summary</b>			
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.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are multiple ownerships on the site but the site has been promoted by a developer/landowners for the purposes of this study.			

**Achievability summary**

This site adjacent to the urban area 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. The market should have substantially recovered from the economic downturn of 2008 by the time this site has been assessed through the LDF and application process, so achievability should not be in any doubt in the medium term.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	30
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
30	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
70.29	93.72	117.15	25.61		60

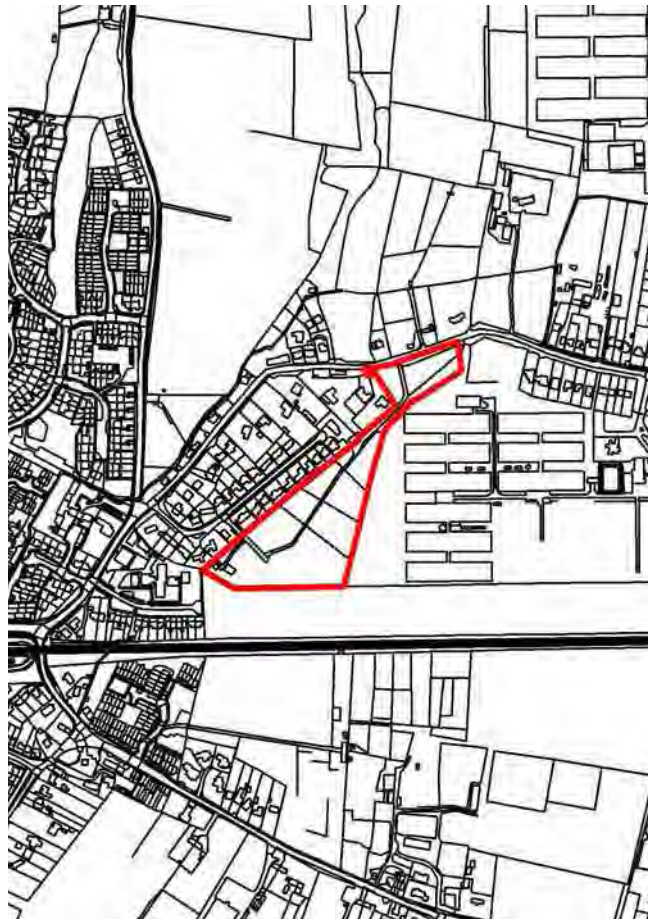
**Yield summary**

The promoter has suggested 60-80 new dwellings. Taking account of the character of the site and its surroundings, this site will be likely to be developed for about of 60 units at an average density of 35 dph which will provide an appropriate range of dwellings for the housing market in this location

**Conclusion**

Because of its location and characteristics, this site would be suitable for a mix of dwellings of about 60 units which could be started in about 2013 and completed by 2015, depending on the Council's eventual distribution of development strategy.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
103	Barnham	1.74	Arun
<b>Site Address</b>		<b>Type of site</b>	
Land to the North of Lake Lane, West Hightrees,		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Horse Paddock		Not Known	
<b>Description of site</b>			
This is a relatively flat site consisting of a horse paddock site, bounded by mature trees and hedging. The site includes stable buildings. The site is located on the edge of the urban area off Lake Lane.			
<b>Policy context</b>			
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 is located within the Local Gap (Local Plan Policy AREA11). The site lies within an area which is being considered as a potential location for future strategic development of up to 2,500 houses. (Core Strategy Options for Growth consultation document February 2009).			
<b>Physical constraints</b>			
The site is located within flood zone 2 (fluvial), groundwater flood risk and historic surface water flood area.			
<b>Potential impacts</b>			
In a previous Landscape Study conducted in 2006, this area was judged as having a 'Medium/ High' Landscape Capacity for development. This was based on an assessment of the areas Landscape Value and Landscape Sensitivity. The landscape appraisal for this study says that this is one of five sites are located north of the railway and one of four which lie on the north eastern side of the village. All lie with the Barnham Rife Catchment Area. The site is suitable for development and there is scope for consolidating the development in this area. Its development would not harm the perception of the gap or lead to a loss of settlement identity. Vegetation on the northern boundary should be reinforced as part of any proposal.			
<b>Suitability summary</b>			
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. Neither does the site have future potential on its own. However, the site could be considered as part of a comprehensive development including adjacent land. If planned comprehensively this could contribute to the creation of a sustainable, mixed community. The site has constraints which, although not insurmountable, will require further investigation.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are multiple ownerships on the site but the site has been promoted by a developer/landowners for the purposes of this study.			



**Achievability summary**

This site is close to the built up area 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. From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site at the current time but the site does have potential to provide a suitable and achievable location in the future, given its location and lack of constraints.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	25
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
25	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
52.13	69.51	86.89	28.77		50

**Yield summary**

The site lies within an area which is being considered as a potential location for future strategic development of up to 2,500 houses. The site could provide 50 units based on a density of 30-35dph, but would need to be considered as part of a larger development area.

**Conclusion**

Because of its location and characteristics, this site would be suitable for a mix of dwellings of about 50 units which could be started in about 2013 and completed by 2015, depending on the Council's eventual distribution of development strategy, and whether extensions to the larger villages are to be pursued.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
116	Barnham	8.81	Arun
<b>Site Address</b>		<b>Type of site</b>	
Land at Eric Wall Nursery, Lake Lane		Mixed	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Horticulture		Not Known	
<b>Description of site</b>			
The site is a large nursery site with railway line to the south, residential areas to the north. The site consists of mainly greenhouses plus other structures. The site is located on the edge of the urban area off Lake Lane.			
<b>Policy context</b>			
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 lies adjacent to an area which is being considered as a potential location for future strategic development of up to 2,500 houses. (Core Strategy Options for Growth consultation document February 2009).			
<b>Physical constraints</b>			
Existing buildings would require demolition and there is potential for groundwater flood risk.			
<b>Potential impacts</b>			
In a previous Landscape Study conducted in 2006, this area was judged as having a 'Medium/ High' Landscape Capacity for development. This was based on an assessment of the area's Landscape Value and Landscape Sensitivity. The EDAW Study says the site has a contained character. The landscape appraisal for this study says that this lies within the Barnham Rife Catchment Area. The combination of development and good vegetation cover in this area means this site is discreet. The site is therefore considered suitable for development, is brownfield land, and relates well to Site 102. Any development should ensure the retention of the tree belts which provide screening from Lake Lane and include new boundary planting along the southern edge.			
<b>Suitability summary</b>			
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.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. 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.			

**Achievability summary**

This site is adjacent to the built up area and 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/horticultural, taking account of any community gain package, including affordable housing and other S.106 obligations, as well as abnormal development costs.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	40
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
40	40	40	40	30	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
264.42	352.56	440.71	26.09		230

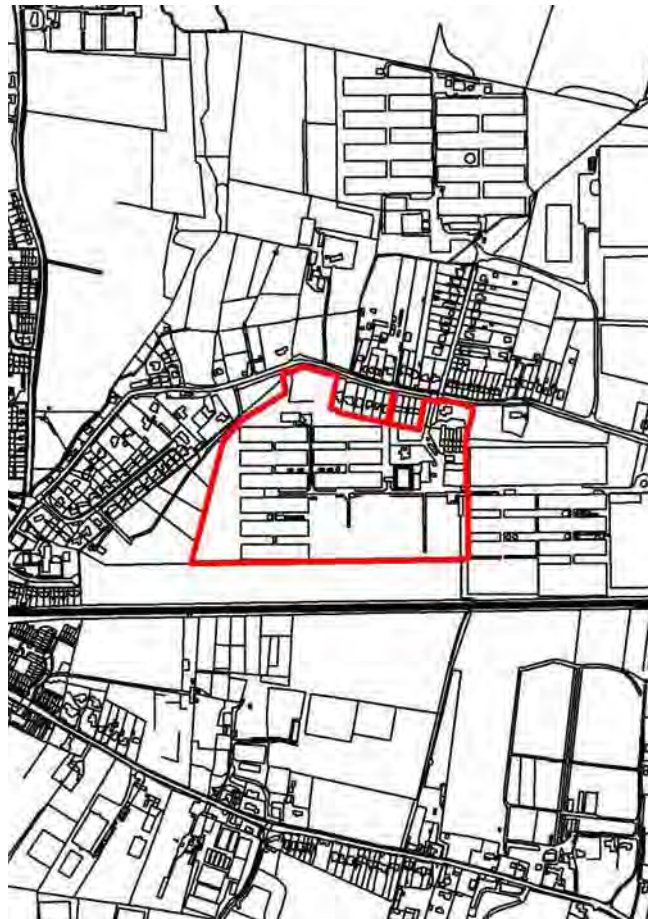
**Yield summary**

Taking account of the character of the site and its surroundings, this site will likely to be developed for about 230 units at an average density of 35 dph which will provide an appropriate range of dwellings for the housing market in this location

**Conclusion**

Because of its location and characteristics, this site would be suitable for a mix of dwellings of about 230 units which could be started in about 2013 and completed by 2019, depending on the Council's eventual distribution of development strategy.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
128	Barnham	2.45	Arun
<b>Site Address</b>		<b>Type of site</b>	
Brookes Nursery, Barnham Road		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Vacant		Not Known	
<b>Description of site</b>			
The site consists of unused scrub land with trees and bushes and a few vacant buildings. The surrounding area is suburban and the site is accessed off Barnham Road.			
<b>Policy context</b>			
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 is located within an area of special character (Local Plan Policy AREA1) and within the local gap (Local Plan Policy AREA11). The site lies within an area which is being considered as a potential location for future strategic development of up to 2,500 houses. (Core Strategy Options for Growth consultation document February 2009).			
<b>Physical constraints</b>			
Existing buildings would require demolition and there is potential for groundwater flood risk.			
<b>Potential impacts</b>			
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 a contained character. The landscape appraisal for this study states that the suitability of the site for development needs to be informed by the appropriateness and acceptability of effectively merging Westergate/Eastergate with Barnham. The gap is fragile here with very little open land remaining – the two settlements have more or less merged already and there is no clear distinction between the two. In landscape terms the site is suitable for development subject to any proposals not causing harm to the Area of Special Character. The southern boundary should be strengthened with planting to contain it from the open arable landscape to the south and the right of way that runs along this edge.			
<b>Suitability summary</b>			
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. Additionally, the site forms part of the important gap between settlements which prevents coalescence. The site has only future potential if a strategic decision is made to merge Westergate / Eastergate and Barnham.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
The owner or agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development.			

**Achievability summary**

This site is adjacent to the built up area 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. The market should have substantially recovered from the economic downturn of 2008 by the time this site has been assessed through the LDF and application process, so achievability should not be in any doubt in the medium term.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	35
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
34	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
73.40	97.86	122.33	28.20		69

**Yield summary**

Taking account of the character of the site and its surroundings, this site has potential to be developed for about 69 units at an average density of 35 dph which will provide an appropriate range of dwellings for the housing market in this location

**Conclusion**

This site currently contributes to an important local gap between settlements. The site has only future potential if a strategic decision is made to merge Westergate / Eastergate and Barnham. If planned comprehensively this site could accommodate a mix of dwellings of about 69 units which could be started in about 2013 and completed by 2015, depending on the Council's eventual distribution of development strategy.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
145	Barnham	3.51	Arun
<b>Site Address</b>		<b>Type of site</b>	
Angels Nursery		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Horticulture		Not Known	
<b>Description of site</b>			
The site is a flat horticultural site covered with various glasshouses and other structures surrounded by hedging with trees. The surrounding area is rural in character and access is off Yapton Road.			
<b>Policy context</b>			
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 has been identified in a study as suitable for travelling showpeople.			
<b>Physical constraints</b>			
Development will require the demolition of existing buildings. The site is within a groundwater flood risk and historic surface water area.			
<b>Potential impacts</b>			
In a previous Landscape Study conducted in 2006, this area was judged as having a 'Medium/ High' 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.			
<b>Suitability summary</b>			
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. However, the site should only come forward in association with adjoining site BA2.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
The owner or agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development.			

**Achievability summary**

This site adjacent to the urban area 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/horticultural, taking account of any community gain package, including affordable housing and other S.106 obligations, as well as abnormal development costs. The market should have substantially recovered from the economic downturn of 2008 by the time this site has been assessed through the LDF and application process, so achievability should not be in any doubt in the medium term.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	40
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
40	15	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
105.39	140.51	175.64	27.04		95

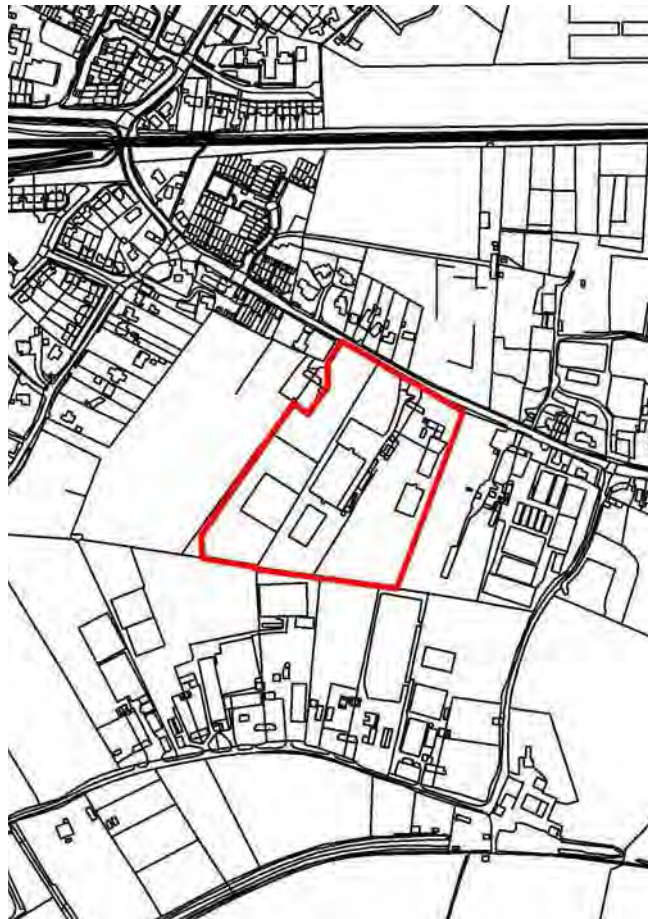
**Yield summary**

Taking account of the character of the site and its surroundings, this site has potential to be developed for about of 95 units at an average density of 35 dph which will provide an appropriate range of dwellings for the housing market in this location.

**Conclusion**

Because of its location and characteristics, this site would be suitable for a mix of dwellings of about 95 units which could be started in about 2013 and completed by 2016, depending on the Council's eventual distribution of development strategy. However, the site should only come forward in association with adjoining site BA2.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
156	Barnham	1.49	Arun
<b>Site Address</b>		<b>Type of site</b>	
Boweries, Barnham Road		Mixed	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Residential		Not Known	
<b>Description of site</b>			
This is a large rectangular plot bounded by trees and bushes. There are fields at the end of plot with a large residential unit to the front. The site is on the edge of urban area off Barnham Road.			
<b>Policy context</b>			
The site is located within the local gap (Local Plan Policy AREA 11) and situated outside of the settlement boundary.			
<b>Physical constraints</b>			
The demolition of existing buildings. Development of the site would erode the gap between Eastergate and Westergate. The site is likely to have groundwater flood risk.			
<b>Potential impacts</b>			
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. EDAW Study says the site has a contained character.			
<b>Suitability summary</b>			
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. Additionally the site forms part of the important gap between settlements which prevent coalescence. The site is unsuitable in isolation and should be considered with adjoining land as part of the larger area of search.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
The owner or agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development.			



**Achievability summary**

This site adjacent to the urban area 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.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	20
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
22	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
44.56	59.41	74.26	28.28		42

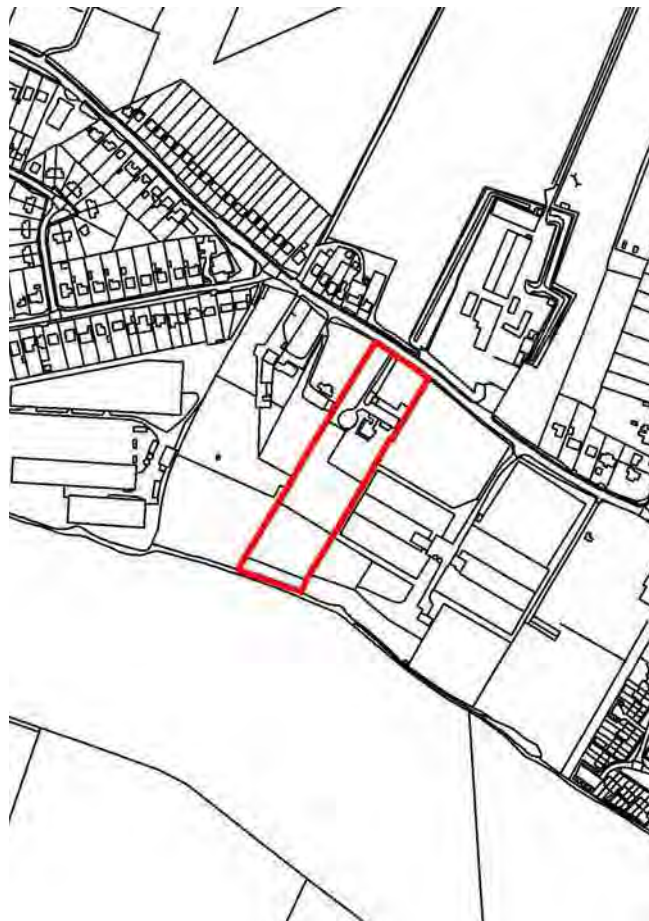
**Yield summary**

Taking account of the character of the site and its surroundings, this site is likely to be developed for about of 42 units at an average density of 35 dph which will provide an appropriate range of dwellings for the housing market in this location

**Conclusion**

This site currently contributes to an important local gap between settlements. The site has only future potential if a strategic decision is made to merge Westergate / Eastergate and Barnham. Because of its location and characteristics, this site would be suitable for a mix of dwellings of about 42 units which could be started in about 2013 and completed by 2015, depending on the Council's eventual distribution of development strategy.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
BA2	Barnham	18.00	Arun
<b>Site Address</b>		<b>Type of site</b>	
Land and Nurseries to the south of Yapton Road		Mixed	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Horticulture, Agriculture, Residential		Not Known	
<b>Description of site</b>			
The site consists of a large plot including a number of nurseries, properties and fields. Some of the nurseries are in use and road access is poor. There is a Conservation area to the west. The surrounding area is rural in character. Access is off Hill Lane / Church Lane.			
<b>Policy context</b>			
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 lies to the south of an area which is being considered as a potential location for future strategic development of up to 2,500 houses. (Core Strategy Options for Growth consultation document February 2009).			
<b>Physical constraints</b>			
Existing buildings would require demolition. The site is within a groundwater emergence zone and there is potential for groundwater flood risk and highway flooding.			
<b>Potential impacts</b>			
In a previous Landscape Study conducted in 2006, this area was judged as having a 'Medium/ High' 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.			
<b>Suitability summary</b>			
Outside but adjoining the settlement boundary. Currently development on this site would contravene policy and therefore would not be considered suitable. However, from the information available, the site is considered suitable in principle for mixed use development, 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.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
The site is available and owned by the County Council. The agent is awaiting instruction from the County Council on a suitable planning promotion strategy..			

**Achievability summary**

This site adjacent to the urban area 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 its alternative land use, taking account of any community gain package, including affordable housing and other S.106 obligations, as well as abnormal development costs. The market should have substantially recovered from the economic downturn of 2008 by the time this site has been assessed through the LDF and application process, so achievability should not be in any doubt in the medium term.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
80	80	80	80	80	70
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
539.96	719.95	899.93	26.11		470

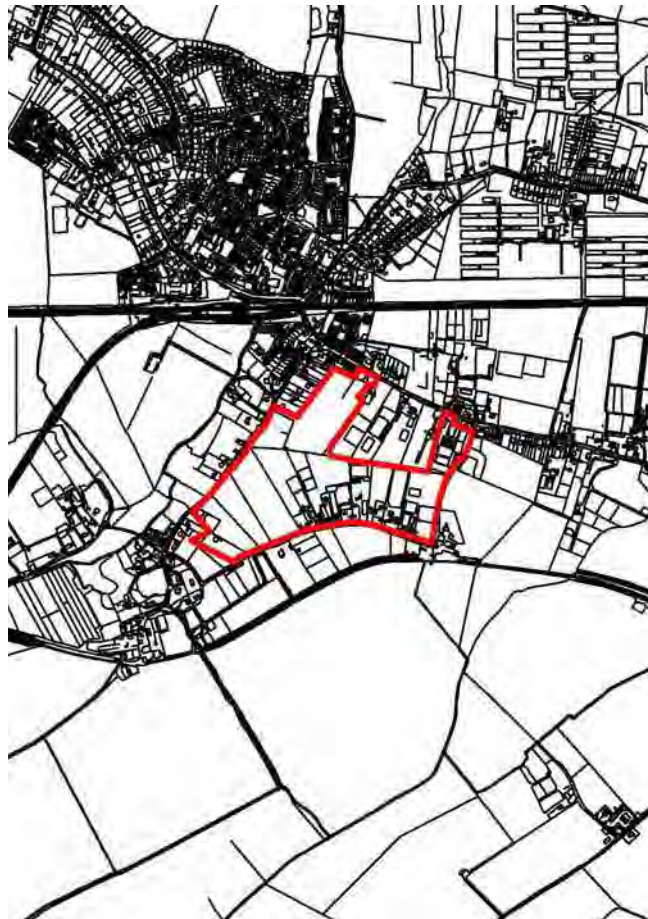
**Yield summary**

Taking account of the character of the site and its surroundings, this could be developed as a mixed use site accommodating about 470 units which will provide an appropriate range of dwellings for the housing market in this location. Assuming two developers on site the site could deliver an average of 80 dwellings per annum.

**Conclusion**

Because of its location and characteristics, this site has potential for a mixed use development providing about 470 units which could be started in about 2014 and completed by 2020, depending on the Council's eventual distribution of development strategy.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
125	Bognor Regis	131.33	Arun
<b>Site Address</b>		<b>Type of site</b>	
Land at Morells Farm,		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Agriculture		Not Known	
<b>Description of site</b>			
This is a large relatively flat with mature trees and hedging on the boundary and throughout the site. The site is mainly used as agriculture land. The site is situated on the edge of the urban area off Chichester Road, Lower Bognor Road and Chalcraft Lane.			
<b>Policy context</b>			
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 is located with a strategic gap (Local Plan Policy AREA10). The site lies within an area which is being considered as a potential location for future strategic development of up to 2,500 houses. (Core Strategy Options for Growth consultation document February 2009).			
<b>Physical constraints</b>			
There is potential for contamination and groundwater flood risk.			
<b>Potential impacts</b>			
<p>In a previous Landscape Study conducted in 2006, this area was judged as having areas of 'Medium/ High' and 'High' Landscape Capacity for development. This was based on an assessment of the areas Landscape Value and Landscape Sensitivity. EDAW Study says the site has an exposed character. The Landscape Appraisal for this Study states that the eastern and southern parts of the site offer opportunities for accommodating development, as reflected in the ALS. In this location any such development should be required to provide a substantial landscape buffer on the outer edge and therefore create an integrated edge to the settlement (planting would be particularly effective in this flat landscape).</p> <p>Development would be less appropriate in the northern part of the area (LCA 7) where it would extend beyond the northern limit of North Bersted. However, a westward continuation of the proposed Bognor Regis Relief Road would create a new physical boundary; with appropriate treatment this road, together with adjacent planting/open space within the site to integrate the route into the landscape pattern, offers the potential provide a long term, integrated edge to the settlement. This would also follow a similar approach to that which appears to have been applied to the allocated Site 6 to the east of North Bersted, although this seems to have been partly informed by the flooding constraints that exist in that particular location.</p>			
<b>Suitability summary</b>			
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. Development of this site would require strategic levels of community infrastructure, including employment opportunities, community facilities and green space as well as major transport and utility infrastructure.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
The owner or agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development.			

**Achievability summary**

This site adjacent to the urban area 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.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	80
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
160	160	160	160	160	160
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
160	160	160	160	140	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
3939.85	5253.13	6566.41	13.86		1820

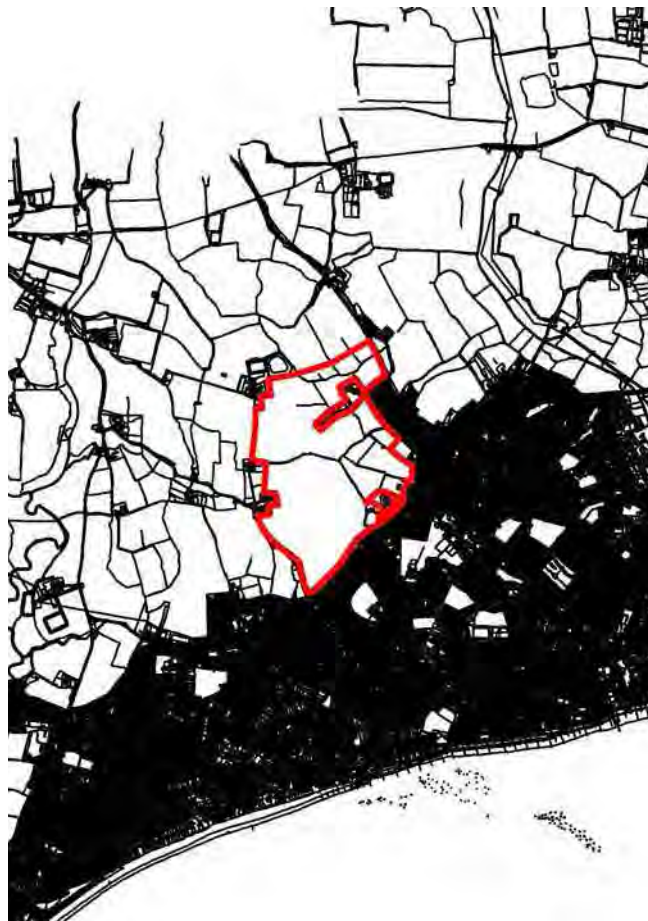
**Yield summary**

Taking account of the character of the site and its surroundings, this site has potential to be developed for a mixture of uses including up to 1,820 units at an average density of 35 dph which will provide an appropriate range of dwellings for the housing market in this location. Assuming four developers on site the site could deliver an average of 160 dwellings per annum.

**Conclusion**

Because of its location and characteristics, this site would be suitable for a mix of dwellings of about 1820 units which could be started in about 2013, depending on the Council's eventual distribution of development strategy. Development of this site would require strategic levels of community infrastructure, including employment opportunities, community facilities and green space as well as major transport and utility infrastructure.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
105	Eastergate	10.90	Arun
<b>Site Address</b>		<b>Type of site</b>	
Land off Barnham Road,		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Agriculture		Not Known	
<b>Description of site</b>			
The site is relatively flat and consists of a former orchard with a number of trees and buildings. The site is overgrown in parts and in very poor state of repair. The site is on the edge of the built up area off Barnham Road.			
<b>Policy context</b>			
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 lies within an area which is being considered as a potential location for future strategic development of up to 2,500 houses. (Core Strategy Options for Growth consultation document February 2009).			
<b>Physical constraints</b>			
Existing trees and there is the potential for contamination. Part of the site is located within flood zone 3a and 3b (fluvial) and groundwater flood risk. A detailed flood risk assessment will be required to demonstrate that the scheme is appropriate in terms of type, siting and mitigation measures proposed.			
<b>Potential impacts</b>			
In a previous Landscape Study conducted in 2006, this area was judged as having a '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 a contained character. The landscape appraisal for this study says that all of the sites at Eastergate lie within LCA 16 – Fontwell-Eastergate Mosaic (Moderate Sensitivity; Moderate Landscape Value; Medium Capacity). All or most of this site lies within the Barnham Rife Catchment Area. The principal constraints to development of this site would appear to be the areas of vegetation (including old orchards which are a diminishing resource), the buffer that this provides between Eastergate and West Barnham (only a single open field separates the site from the edge of Barnham to the east), and the potential ecological value of the site as a mosaic of interrelated habitats. The site would need to be subject of detailed evaluation to determine its suitability, in whole or in part, for development. If wider development in the area generally were to be pursued it may be that parts of this site would be more appropriate for accommodating recreational uses which would retain and respect the site's distinctive structure and character. Nature corridors should form an important feature of any development proposal.			
<b>Suitability summary</b>			
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, the site could be considered as part of a comprehensive development including adjacent land. If planned comprehensively this could contribute to the creation of a sustainable, mixed community. The site has constraints which although may not be insurmountable will require further investigation.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are multiple ownerships on the site but the site has been promoted by a developer/landowners for the purposes of this study.			

**Achievability summary**

This site is adjacent to the built up area 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. From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site at the current time but the site does have potential to provide a suitable and achievable location in the future. The developable area will be reduced given the flood constraints and mitigation against this is essential to ensure the site comes forward.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	40
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
40	40	40	40	40	20
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
327.02	436.02	545.03	23.85		260

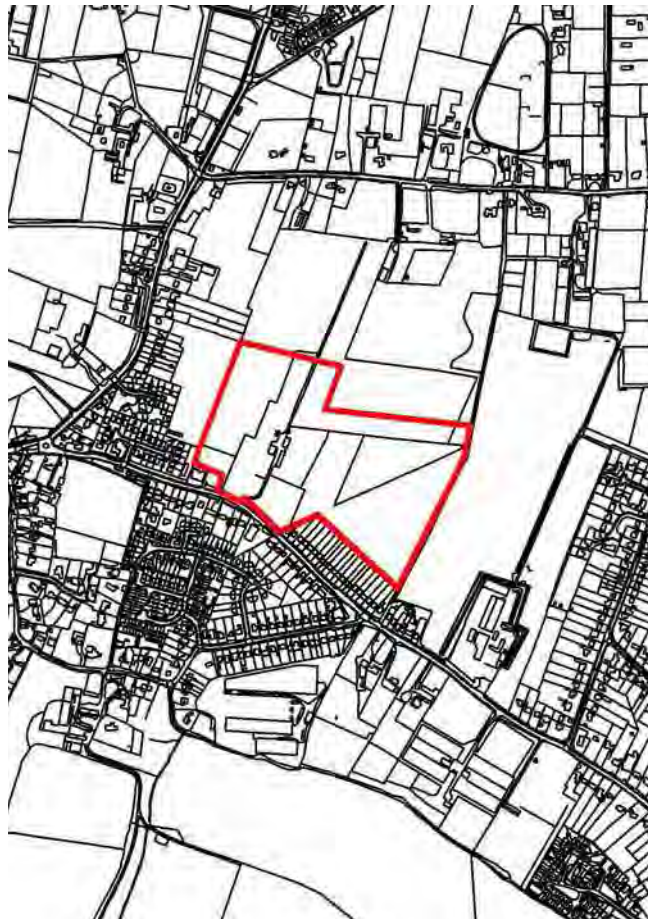
**Yield summary**

The site lies within an area which is being considered as a potential location for future strategic development of up to 2,500 houses. If identified this site should be developed comprehensively with the surrounding land that makes up the area of search. Taking account of the character of the site and its surroundings, this site could be developed for about 260 units at an average density of 35 dph which will provide an appropriate range of dwellings for the housing market in this location.

**Conclusion**

Because of its location and characteristics, this site could be suitable as a larger comprehensive development with adjacent land. If planned comprehensively this site could accommodate a mix of dwellings of about 260 units which could be started in about 2013 and completed by 2020, depending on the Council's eventual distribution of development strategy.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
124	Eastergate	125.49	Arun
<b>Site Address</b>		<b>Type of site</b>	
Land Adjacent to Eastergate		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Agriculture		Not Known	
<b>Description of site</b>			
The site consists of large agricultural fields split in half by a railway line. The site is positioned between Eastergate / Barnham and Westergate and includes a farm buildings located within a Conservation area. The site is situated on the edge of the urban area off Barnham Road / Oak Tree Lane. The site is close to a listed building, St Georges church and Manor Farm.			
<b>Policy context</b>			
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 is located within a Local Gap (Local Plan Policy AREA11). The site lies within an area which is being considered as a potential location for future strategic development of up to 2,500 houses. (Core Strategy Options for Growth consultation document February 2009). The site is subject to TPO 1/04 and partially located within Eastergate - Church Lane Conservation Area.			
<b>Physical constraints</b>			
The western part of the site is located within flood zones 2, 3a, 3b and groundwater flood risk. Vehicular access.			
<b>Potential impacts</b>			
In a previous Landscape Study conducted in 2006, this area was judged as having a 'Low/ Medium' Landscape Capacity for development. The EDAW Study says the site has an exposed character. The landscape appraisal states that the site extends across a large area of agricultural land between Westergate, Eastergate, and Barnham, either side of the railway which crosses this area. The landscape in this area lies within the Coastal Plain. LCA 14 - Westergate Eastern Fringe lies along the eastern edge of the village and is characterised by a smaller field pattern, mainly pasture, and pattern of strong hedgerows with significant trees which reduces with distance from the settlement edge; some areas of scrub lie along the village periphery which is formed by individual cul de sac developments. On the whole the settlement edge is quite discreet within the wider landscape. The land falls gently south and east to a small brook which defines the boundary between the two LCA's and there are views from some parts of the settlement edge across this land. The open nature of the land also allows distant views northwards towards the Downs. The northern part includes most of the Conservation Area around the attractive buildings at Manor Farm and adjacent church. The larger part of the area is defined as LCA 17 – Westergate-Barnham Coastal Plain (both LCA's are adjudged as possessing Substantial Sensitivity; Slight Value; Low/Medium Capacity) which is typified by large open arable fields almost devoid of vegetation. The slight rise in this area provides some screening of the urban edge at Barnham. The site includes an area of mainly land to the south of the railway, the main southern edge of which is formed by a hedgerow. Due to the lack of vegetation and the relatively level terrain expansive views across the area will be inevitable. There is likely to be ecological interest within the site. Protected species are likely to be a key feature. The south west boundary should be retained as this hedge/ has historical continuity. An ecological survey would be required to identify the likely ecological impact.			
<b>Suitability summary</b>			
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 northern part of this 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 area to the south of the railway line is too remote and inaccessible to be part of a realistic option. The site could contribute to the creation of a sustainable, mixed community. Part of the site is located within a flood risk zone 3b area and as a result that part is unacceptable for development. Development of this site would require strategic levels of community infrastructure, including employment opportunities, community facilities and green space as well as major transport and utility infrastructure.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
The owner or agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development.			



**Achievability summary**

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. The market should have substantially recovered from the economic downturn of 2008 by the time this site has been assessed through the LDF and application process, so achievability should not be in any doubt in the medium term.

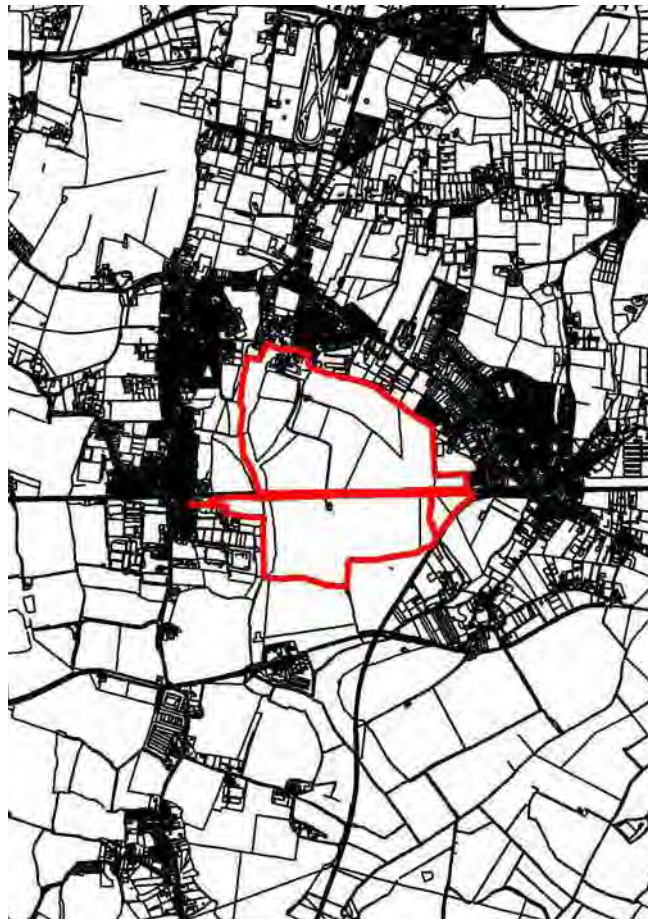
<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	120
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
120	120	120	120	120	120
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
120	120	20	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
3764.57	5019.43	6274.28	8.77		1100

**Yield summary**

This site could provide a mixed use development delivering 75 ha of developable land (45ha net developable). Assuming a mix of 70/30 residential /commercial results in 31.5ha of residential land. Taking account of the character of the site and its surroundings, this site has potential to be developed for about 1100 units at an average density of 35 dph which will provide an appropriate range of dwellings for the housing market in this location. The site could generate 120 dwellings per annum assuming 3 developers on site.

**Conclusion**

The northern part of this site could be considered as part of strategic development within the surrounding area of search. The area to the south of the railway line is too remote and inaccessible to be part of a realistic option. Because of its location and characteristics, this site would be suitable for a mix of dwellings of about 1100 units which could be started in about 2013 and completed by 2023, depending on the Council's eventual distribution of development strategy. Development of this site would require strategic levels of community infrastructure, including employment opportunities, community facilities and green space as well as major transport and utility infrastructure.

**Site plan**

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Site ref	Settlement	Site Area (ha)	Local Authority
138	Eastergate	1.95	Arun
<b>Site Address</b>		<b>Type of site</b>	
Land to the East of Collins Close,		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Agriculture		Not Known	
<b>Description of site</b>			
The site consists of vacant scrubland surrounded by hedging and woodland. The site includes a GP surgery to the south. The site is located on the edge of the built up area off Collins Close / Barnham Road.			
<b>Policy context</b>			
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 lies within an area which is being considered as a potential location for future strategic development of up to 2,500 houses. (Core Strategy Options for Growth consultation document February 2009).			
<b>Physical constraints</b>			
Existing trees and vegetation. The site is located within flood zone 2 (fluvial) and groundwater flood risk.			
<b>Potential impacts</b>			
In a previous Landscape Study conducted in 2006, this area was judged as having a '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 a contained character. The landscape appraisal for this study says that all of the sites at Eastergate lie within LCA 16 – Fontwell-Eastergate Mosaic (Moderate Sensitivity; Moderate Landscape Value; Medium Capacity). All or most of this site and sites 4 and 105 lie within the Barnham Rife Catchment Area. This site lies immediately south of Site 4 and appears to be an area of unmanaged land (aerial photograph indicates remnants of a glasshouse and hard standing) lying to the rear of properties that front on to the A29. The site is slightly lower than Site 4 and appears to be well contained from wider aspects by a robust tree belt along the eastern boundary beyond which lies considerable further vegetation (Site 105 – see below) which enhances this containment. To the north lie trees along garden boundaries and the orchard within Site 4. Access appears to be potentially available off Collins Close or off Barnham Road via a strip of land. The site is considered suitable for development.			
<b>Suitability summary</b>			
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. Site is within flood zone 2 which is an area where development could occur subject to appropriate mitigation measures.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
The owner or agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development.			

**Achievability summary**

From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site at the current time but the site does have potential to provide a suitable and achievable location in the future.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	30
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
28	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
58.35	77.80	97.25	29.82		58

**Yield summary**

Taking account of the character of the site and its surroundings, this site has potential to be developed for about of 58 units at an average density of 35 dph which will provide an appropriate range of dwellings for the housing market in this location

**Conclusion**

Because of its location and characteristics, this site would be suitable for a mix of dwellings of about 58 units which could be started in about 2013 and completed by 2015, depending on the Council's eventual distribution of development strategy.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
FP1	Felpham	5.24	Arun
<b>Site Address</b>		<b>Type of site</b>	
Land to west of Felpham Way		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Horse Paddock		Not Known	
<b>Description of site</b>			
This is a flat site, positioned between Bognor and Felpham, comprising fenced fields used as horse paddocks. The site is located on the edge of the urban area. Access is off Hook Lane / A259.			
<b>Policy context</b>			
PPS25 Flooding and PPG15 Planning and the Historic Environment. The site is located within a local gap (Local Plan policy AREA11). There are existing TPOs on and around the site ( 2/04, T1, T2, T3, T4). The southern part of the site adjoins the Upper Bognor Road and Mead Lane Conservation Area (Local Plan Policy AREA2).			
<b>Physical constraints</b>			
Rife runs to the north of the site. The site is located within flood zone 2 and 3a (tidal), coast flood risk area and groundwater flood risk. In December 1993 - January 1994 the surrounding urban area flooded.			
<b>Potential impacts</b>			
EDAW Study says the site has an exposed character. The County suggest that although there are no statutory and non statutory designation there is likely to ecological interest. The rife is likely to have high ecological value. An ecological survey will be required before the site can be progressed and features that benefit the wildlife should be incorporated into any development proposal.			
<b>Suitability summary</b>			
The site is outside but adjoining the settlement boundary. Currently development on this site would contravene policy and therefore the site is 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. The site could contribute to the creation of a sustainable, mixed community, however, the site is identified within flood risk area which would require further assessment.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
The owner or agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development. However, we understand that the University may be identifying the site as a potential area for expansion.			

**Achievability summary**

This site adjacent to the urban area 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. The market should have substantially recovered from the economic downturn of 2008 by the time this site has been assessed through the LDF and application process, so achievability should not be in any doubt in the medium term.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
40	40	30	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
157.29	209.72	262.15	20.98		110

**Yield summary**

Taking account of the character of the site and its surroundings, this site could be developed for about of 110 units at an average density of 35 dph which will provide an appropriate range of dwellings for the housing market in this location.

**Conclusion**

Because of its location and characteristics, this site would be suitable for a mix of dwellings of about 110 units which could be started in about 2014 and completed by 2017, depending on the Council's eventual distribution of development strategy.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
35	Ferring	1.54	Arun
<b>Site Address</b>		<b>Type of site</b>	
Land at Jenkins Yard, Glenbarie Way		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Vacant, Builders / Storage Yard		Not Known	
<b>Description of site</b>			
The site consists of a large plot including barn structure and yard. The site is a large open space and wooded area located within a low density residential area. The site is located on the edge of the urban area. Access is off Glenbarie Way.			
<b>Policy context</b>			
PPS25 Flooding, PPS23 Planning and Pollution Control. 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 is located with a Strategic Gap (Local Plan Policy AREA10).			
<b>Physical constraints</b>			
Loss of trees and potential for contamination. The southern part of the site is located within flood zones 2 and 3a (fluvial), groundwater emergence zone and groundwater flood risk area.			
<b>Potential impacts</b>			
The landscape appraisal for this study says that this is one of three sites (the others being FG19 and 142) which lie to the north of the railway line on the north western edge of Ferring, within LCA 42 Angmering Coastal Plain (Substantial Landscape Sensitivity; Slight Landscape Value; Low Landscape Capacity). The site is part of the currently defined gap but make no contribution to it being contained on almost all sides by existing development (a large nursery complex lies to the west; residential areas to the east; railway line, Ferring Country Centre and nursery to the south). Land north of the A259 is also developed.			
<b>Suitability summary</b>			
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. The site could contribute to the creation of a sustainable, mixed community, however, the site is identified within flood risk area 3a, which would require further assessment.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here and the site has been promoted for development as part of this study.			

**Achievability summary**

From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	20
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
20	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
46.18	61.57	76.97	25.99		40

**Yield summary**

Taking account of the character of the site and its surroundings, this site could be developed for about 40 units which will provide an appropriate range of dwellings for the housing market in this location.

**Conclusion**

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. The site could contribute to the creation of a sustainable, mixed community, however, the site is identified within flood risk area 3a, which would require further assessment.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
110	Ferring	2.42	Arun
<b>Site Address</b>		<b>Type of site</b>	
Land east of Green Park		Mixed	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Allotments/Storage		Not Known	
<b>Description of site</b>			
The site is split in two, allotments and storage yard. Both parts of the site are in use and well maintained. The site is suburban in character.			
<b>Policy context</b>			
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 is located with a Strategic Gap (Local Plan Policy AREA10).			
<b>Physical constraints</b>			
Land ownership and access issues, groundwater emergence zone, groundwater flood risk.			
<b>Potential impacts</b>			
The landscape appraisal for this study says that this site lies within LCA 05 - Goring Coastal Plain (as defined in the Worthing Gap and Landscape Capacity Study; HDA 2007), adjudged as possessing Substantial Landscape Sensitivity; Moderate Landscape Value; Low Capacity. This land is proposed for inclusion within the National Park. However, an area of vegetation to the north and the existing housing does make this field more discreet and well-designed development could be accommodated in this location without significant landscape/visual impact; however, it is important that a robust planted buffer (between 5-10m wide) is provided along the eastern side to contain the influence of any new development) from the wider area. In this way, the integrity of the gap and the separation that it provides could be maintained and there would be no impact on the setting of the proposed National Park.			
<b>Suitability summary</b>			
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. The site could contribute to the creation of a sustainable, mixed community.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here and the site has been promoted for development as part of this study.			



**Achievability summary**

From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	40
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
30	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
72.71	96.95	121.19	28.88		70

**Yield summary**

Taking account of the character of the site and its surroundings, this site could be developed for about 70 units which will provide an appropriate range of dwellings for the housing market in this location.

**Conclusion**

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. The site could contribute to the creation of a sustainable, mixed community.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
142	Ferring	1.20	Arun
<b>Site Address</b>		<b>Type of site</b>	
Greenyers Field, Littlehampton Road		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Vacant		Not Known	
<b>Description of site</b>			
The site is relatively flat surrounded by vegetation. There are residential units to one side with commercial to the south. The site is on the edge of the urban area off Littlehampton Road.			
<b>Policy context</b>			
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 is located within a strategic gap (Local Plan Policy AREA10).			
<b>Physical constraints</b>			
The site is next to a busy main road. There is a footpath fp2125 to south of site. The site is identified as a part of a groundwater emergence zone and subject to groundwater flood risk.			
<b>Potential impacts</b>			
<p>The site would need mitigation against noise from surrounding non residential uses and the main road. Closely adjoins existing residential and well contained. In a previous Landscape Study conducted in 2006, this area was judged as having a 'Medium to Low' Landscape Capacity for development. This was based on an assessment of the areas Landscape Value and Landscape Sensitivity.</p> <p>The landscape appraisal for this study says that the site lies to the north of the railway line on the north western edge of Ferring, within LCA 42 Angmering Coastal Plain (Substantial Landscape Sensitivity; Slight Landscape Value; Low/Medium Landscape Capacity).</p> <p>The sites are part of the currently defined gap but make no contribution to it being contained on almost all sides by existing development (a large nursery complex lies to the west; residential areas to the east; railway line, Ferring Country Centre and nursery to the south). Land north of the A259 is also developed. A right of way runs along the southern side of Site 142. Vegetation cover comprises scrub and a few trees. The site appears to be previously developed land and covered in tipped materials and infested with Japanese knotweed. The site is suitable for development.</p>			
<b>Suitability summary</b>			
The site is outside the built up area but adjoins the urban area. 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 to have future housing potential. The site could offer a suitable location for development and could contribute to the creation of sustainable, mixed communities, subject to a change in policy.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. 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.			

**Achievability summary**

From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	20
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
20	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
36.03	48.05	60.06	33.30		40

**Yield summary**

Because of its location and characteristics, this site has potential for a mix of dwellings of about 40 units likely to be started in about 2013 and completed by 2014, depending on the recovery of the housing market.

**Conclusion**

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 to have future housing potential. The site could offer a suitable location for development and could contribute to the creation of sustainable, mixed communities, subject to a change in policy.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
16	Findon	0.36	Arun
<b>Site Address</b>		<b>Type of site</b>	
Soldiers Field Yard, Nepcote Lane		Mixed	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Stables		Not Known	
<b>Description of site</b>			
The site consists of stables with a number of outbuildings surrounding central courtyard. The surrounding area is rural in character. Access is off Soldiers Field Lane.			
<b>Policy context</b>			
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 is located within AONB where development other than for agriculture, forestry, mineral extraction or disposal of waste, quiet informal recreation, rural diversification or essential community needs will not be permitted (Local Plan Policy Area 9). The site is within the proposed South Downs National Park.			
<b>Physical constraints</b>			
Development may require demolition of existing buildings and it is possible that the site is subject to groundwater flood risk.			
<b>Potential impacts</b>			
Impact on the AONB/proposed National Park. The landscape appraisal for this study states that this is an area of redundant brick and block work sheds, barns and stables in dilapidated condition, located in a prominent position and will be readily apparent in views from the east including Cissbury Ring. Sympathetic change of use may be acceptable (the suitability and condition of some of the older buildings for conversion is not apparent) on the basis that it would reduce the adverse effects of the existing development. Due to its location within the AONB this should ideally only be forthcoming with a comprehensive package of landscape improvement measures within the adjoining paddocks and removal of the related ménage (which is not part of the promoted site), and an improvement to the character of the adjoining right of way which is hemmed in by some of the buildings. The existing buildings are generally low (predominantly single storey) and any new development should be of similar height to ensure they are discrete and more readily assimilated. If combined with the adjoining site F8 there is the potential to bring forward a comprehensive design solution that, with control over wider land, could bring about a better more attractive landscaped edge to this exposed edge of the village (and therefore contribute to the enhancement of the AONB). If such wider improvements cannot be secured it is very debatable as to whether a change to residential use is appropriate in this prominent position.			
<b>Suitability summary</b>			
Outside but adjoining the settlement boundary and in AONB/proposed National Park. Development on this site would contravene policy and therefore the site would not be considered to be suitable. However, should the Council consider that the village requires local housing development in the future to meet local needs, the site is considered to have future potential subject to securing a comprehensive package of landscape improvements.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. 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.			

**Achievability summary**

From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	10
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
0	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
10.93	14.58	18.22	27.44		10

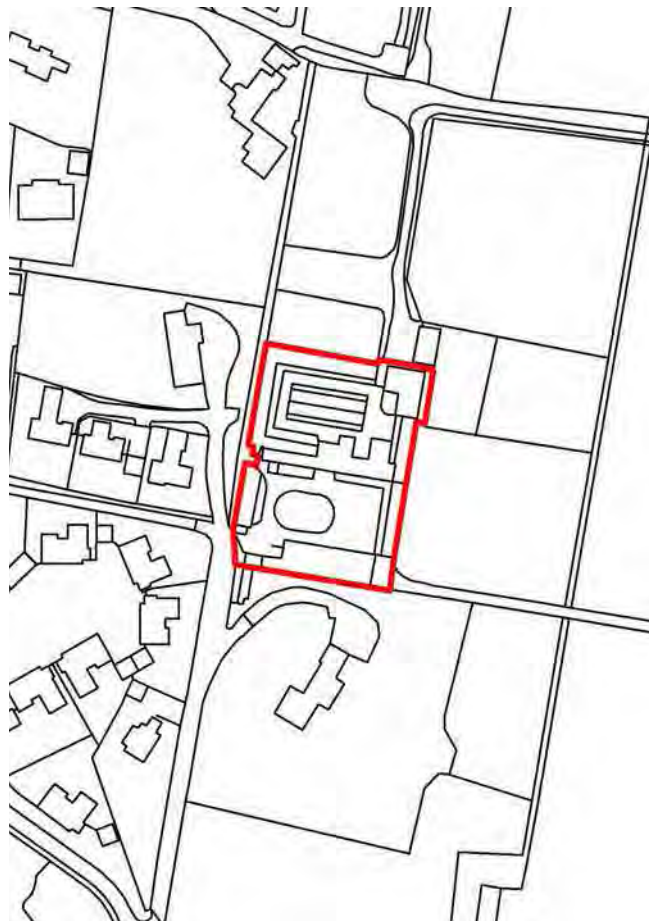
**Yield summary**

Taking account of the character of the site and its surroundings, this site has potential for about 10 units which will provide an appropriate range of dwellings for the housing market in this location.

**Conclusion**

Outside but adjoining the settlement boundary and in AONB/proposed National Park. Development on this site would contravene policy and therefore the site would not be considered to be suitable. However, should the Council consider that the village requires local housing development in the future to meet local needs, the site is considered to have future potential subject to securing a comprehensive package of landscape improvements.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
18	Findon	0.74	Arun
<b>Site Address</b>		<b>Type of site</b>	
Land to the East of Elm Rise		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Agriculture		Not Known	
<b>Description of site</b>			
The site consist of a slightly sloping field surrounded by hedging and trees. The site is located on the edge of the urban area off Elm Rise.			
<b>Policy context</b>			
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 is located within AONB where development other than for agriculture, forestry, mineral extraction or disposal of waste, quiet informal recreation, rural diversification or essential community needs will not be permitted (Local Plan Policy Area 9). The site is within the proposed South Downs National Park.			
<b>Physical constraints</b>			
There is likely to be a risk of groundwater flooding.			
<b>Potential impacts</b>			
Impact on AONB/proposed National Park. The landscape appraisal for this study states that the site is a small rectangular field abutting existing development of mainly detached houses on three sides, the northern boundary being defined by a reasonable hedgerow beyond which lies the open downland side slopes of the Findon valley. Access is readily available off Elm Rise on the lower western side. Whilst the site lies within the AONB, this site is the most suitable location (from a landscape perspective) to accommodate development if it is required; it is also readily accessible to the village centre. The site is discreet in views across the valley from the west and any development would be seen in the context of existing development on higher ground beyond. If the site is allocated the northern boundary hedgerow should be safeguarded, strengthened, and managed to ensure that the development is well integrated in views from the north.			
<b>Suitability summary</b>			
Outside but adjoining the settlement boundary and in AONB/proposed National Park. Development on this site would contravene policy and therefore the site would not be considered to be suitable. However, should the Council consider that the village requires local housing development in the future to meet local needs, the site is considered to have future potential.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. 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.			

**Achievability summary**

From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	10
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
10	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
22.11	29.47	36.84	27.14		20

**Yield summary**

Taking account of the character of the site and its surroundings, this site has potential for about 20 units which will provide an appropriate range of dwellings for the housing market in this location.

**Conclusion**

Outside but adjoining the settlement boundary and in AONB/proposed National Park. Development on this site would contravene policy and therefore the site would not be considered to be suitable. However, should the Council consider that the village requires local housing development in the future to meet local needs, the site is considered to have future potential.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
99	Fontwell	0.82	Arun
<b>Site Address</b>		<b>Type of site</b>	
Land at Barnfield House, Arundel Road, Fontwell,		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Residential		Not Known	
<b>Description of site</b>			
The site consists of a large garden containing numerous out buildings. The site located on the edge of the urban area. Access is off Arundel Road.			
<b>Policy context</b>			
The site is located outside of the settlement boundary.			
<b>Physical constraints</b>			
The Council suggest that the site is subject to groundwater flood risk. Vehicular access. Lack of public amenities and facilities at Fontwell.			
<b>Potential impacts</b>			
In a previous Landscape Study conducted in 2006, this area was judged as having a 'Medium' Landscape Capacity for development. This was based on an assessment of the areas Landscape Value and Landscape Sensitivity.			
<b>Suitability summary</b>			
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 there are no insurmountable constraints, subject to the Council determining Fontwell to be a sustainable location for future housing development.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here. The site has been actively promoted through the planning system.			



**Achievability summary**

This site adjacent to the urban area 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 residential, taking account of any community gain package, including affordable housing and other S.106 obligations, as well as abnormal development costs.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	20
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
0	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
24.48	32.64	40.81	24.51		20

**Yield summary**

Taking account of the character of the site and its surroundings, the existing built up part of the site could be developed for about 20 units which will provide an appropriate range of dwellings for the housing market in this location.

**Conclusion**

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 of about 20 units, because there are no insurmountable constraints, subject to the Council determining Fontwell to be a sustainable location for future housing development.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
140	Fontwell	0.18	Arun
<b>Site Address</b>		<b>Type of site</b>	
Land to the rear of Malvern Croft/Lavender Lodge		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
C3 Housing		Not Known	
<b>Description of site</b>			
The site is located to the rear of a number of residential properties in a predominantly residential area. There is an old structure at the rear of the site as well as a swimming pool. The access is off a drive off Woodland Villas. The surrounding area is suburban in character.			
<b>Policy context</b>			
The site is located outside settlement boundaries but within the built up area.			
<b>Physical constraints</b>			
The structure would require demolition. Small site surrounded by housing and development could impact on residential amenity. There is a risk of groundwater flooding (medium) and a low-medium risk of flooding from land.			
<b>Potential impacts</b>			
None identified.			
<b>Suitability summary</b>			
The site is located outside settlement boundaries but within the built up area. Given the amount of land available, the general disposition of existing uses around the site and that the site appears to have a reasonable access, it would appear to offer future potential, subject to Fontwell being considered a sustainable location for intensification.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. 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.			

**Achievability summary**

From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	7
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
0	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
5.41	7.22	9.02	38.78		7

**Yield summary**

Site suitable for medium density development typically comprising a mix of detached, semi detached and terraced dwellings. The site could accommodate 7 dwellings which is based on giving due consideration to the amenities of neighbouring properties.

**Conclusion**

The site is located outside settlement boundaries but within the built up area. Given the amount of land available, the general disposition of existing uses around the site and that the site appears to have a reasonable access, it would appear to offer future potential, subject to Fontwell being considered a sustainable location for intensification.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
FON3	Fontwell	2.61	Arun
<b>Site Address</b>		<b>Type of site</b>	
Land to West of A27		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Horse Paddocks		Not Known	
<b>Description of site</b>			
The site consists of a horse paddock on triangular shaped plot next to the A27. The site is located on the edge of urban area. Access is off Arundel Road.			
<b>Policy context</b>			
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). Close to proposed boundary of South Downs National Park.			
<b>Physical constraints</b>			
There is potential for noise impact from A27 and groundwater flood risk. Lack of public amenities and facilities in Fontwell.			
<b>Potential impacts</b>			
<p>In a previous Landscape Study conducted in 2006, this area was judged as having a 'Medium' Landscape Capacity for development. This was based on an assessment of the areas Landscape Value and Landscape Sensitivity.</p> <p>The EDAW Study says the site has an exposed to contained nature.</p> <p>The landscape appraisal for this study says that the site lies within the Barnham Rife Catchment Area where special consultation procedures are required regarding drainage. A well-used right of way runs along the western edge. The site is apparent from the adjoining section of the A27 (which is lit and very noisy) although roadside planting is becoming effective, whilst the village edge beyond is well integrated by tree cover along the site boundary. The site is well contained to the south by woodland and is not included within the proposed National Park, which is very similar to the AONB along the southern edge of Slindon Wood just to the north. The site is of indifferent quality; whilst the site it is well contained from the wider area its main value lies in the buffer it provides to the A27 and contribution to the discreet setting of the village from this aspect. Whilst it may accommodate development access is likely to be constrained by the good belt of trees and hedgerow that runs along the southern boundary which should be retained; the need to protect the root zones of mature trees will also constrain development potential.</p>			
<b>Suitability summary</b>			
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 there are no insurmountable constraints, subject to the Council determining Fontwell to be a sustainable location for future housing development. Development of a site of this scale at Fontwell would require the provision of public facilities.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
The site is owned by the National Trust. The landowner has confirmed that the site is available and they are considering promotion through the LDF process.			

**Achievability summary**

This site adjacent to the urban area 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 its alternative land use, taking account of any community gain package, including affordable housing and other S.106 obligations, as well as abnormal development costs. The market should have substantially recovered from the economic downturn of 2008 by the time this site has been assessed through the LDF and application process, so achievability should not be in any doubt in the medium term.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
0	40	40	7	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
78.26	104.34	130.43	33.35		87

**Yield summary**

Taking account of the character of the site and the requirement to retrain the southern part of the site, this site could be developed for about of 87 units at an average density of 35 dph which will provide an appropriate range of dwellings for the housing market in this location.

**Conclusion**

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 there are no insurmountable constraints, subject to the Council determining Fontwell to be a sustainable location for future housing development. Development of a site of this scale at Fontwell would require the provision of public facilities.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
FON5	Fontwell	17.65	Arun
<b>Site Address</b>		<b>Type of site</b>	
Land to the east of Fontwell Racecourse		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Agriculture		Not Known	
<b>Description of site</b>			
The site consist of a large open sloping plot with a number of sparse trees and bushes. The site is located on the edge of urban area. Access is off Fontwell Avenue / Arundel Road.			
<b>Policy context</b>			
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).			
<b>Physical constraints</b>			
There is potential for groundwater flood risk and the site is located within a historic surface water area. Lack of public amenities and facilities in Fontwell.			
<b>Potential impacts</b>			
<p>In a previous Landscape Study conducted in 2006, this area was judged as having a 'Medium' Landscape Capacity for development. This was based on an assessment of the areas Landscape Value and Landscape Sensitivity.</p> <p>The EDAW Study says the site has an exposed character.</p> <p>The landscape appraisal for this study says that there are views across the land to adjoining development and, as such, the land provides a readily apparent separation and space between the scattered concentrations of properties. The eastern part of the site, beyond the rise in the land, is visually contained from the west and only partially apparent in glimpses through the good line of vegetation along Wandley's Lane to the east. The eastern part of the site (land north of Barn Farm in particular) does offer scope for accommodating some residential development without causing significant visual impact on the setting and separating qualities of the area when seen from the A29. This area is more discreet and implementation of an appropriate landscape strategy that reinforces/extends field boundaries on the higher ground should be required at the outset. This should then ensure that development is contained from the more sensitive western part. Care must be taken to ensure that the height and location of any development does not extend above the skyline created by the higher land in the central part. Access may be a constraint to this area as West Walberton Lane and Wandley's Lane are of limited width. This approach will also maintain the physical and apparent separation between the two parts of the settlement.</p>			
<b>Suitability summary</b>			
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 eastern part of the site (north of Barn Farm) is considered suitable in principle for future housing potential, because there are no insurmountable constraints, subject to the Council determining Fontwell to be a sustainable location for future housing development.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
The agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development. The site will be promoted through the LDF process.			

**Achievability summary**

This site adjacent to the urban area 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. The market should have substantially recovered from the economic downturn of 2008 by the time this site has been assessed through the LDF and application process, so achievability should not be in any doubt in the medium term.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
40	40	10	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
529.50	705.99	882.49	5.10		90

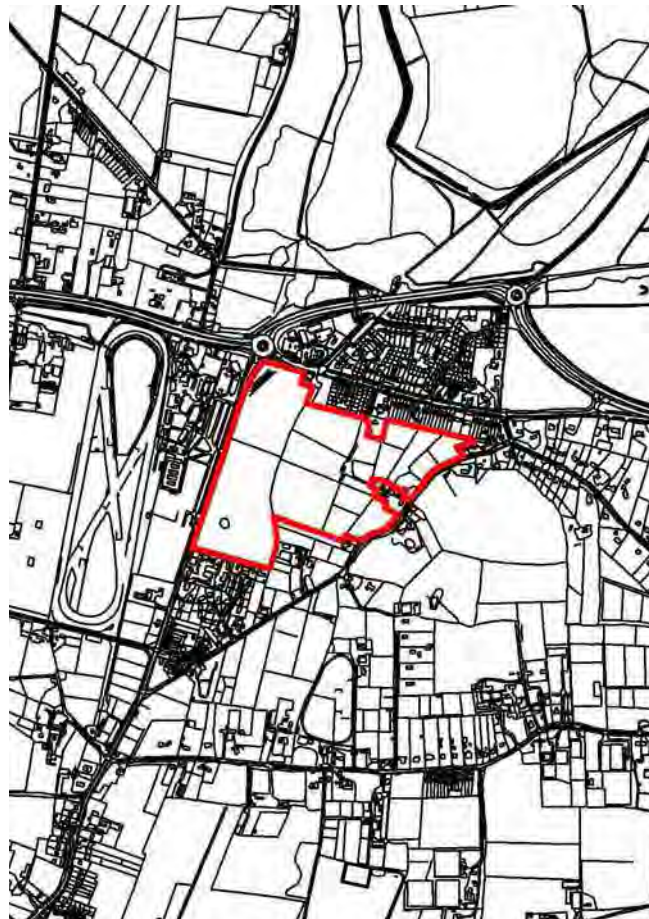
**Yield summary**

Taking account of the character of the site and its surroundings, it is recommended that as a result of landscape constraints that only about 20% of the site is developable. Therefore this site could be developed for about 90 units at an average density of 35 dph which will provide an appropriate range of dwellings for the housing market in this location.

**Conclusion**

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 eastern part of the site (north of Barn Farm) is considered suitable in principle for future housing potential, because there are no insurmountable constraints, subject to the Council determining Fontwell to be a sustainable location for future housing development.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
71	Ford	387.57	Arun
<b>Site Address</b>		<b>Type of site</b>	
Ford Eco Town		Mixed	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Residential, Industrial, Agriculture		Not Known	
<b>Description of site</b>			
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.			
<b>Policy context</b>			
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.			
<b>Physical constraints</b>			
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.			
<b>Potential impacts</b>			
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.			
<b>Suitability summary</b>			
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."			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
The owner or agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development.			



**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.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
0	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	200	200	200	4400
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
11627.13	15502.84	19378.55	12.90		5000

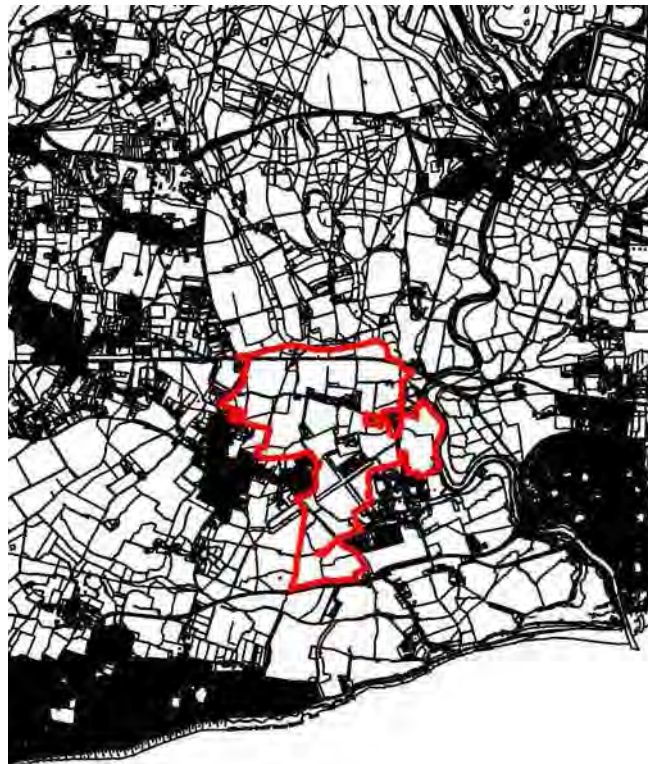
**Yield summary**

The current Draft Masterplan shows 5,000 new homes, of which 2,000 will be affordable homes, meeting a range of needs; about 4,000 jobs in knowledge based industries and light industrial in new business parks and community facilities such as shops, health clinic, a new secondary school, and sports facilities, including green space; a relocated Ford railway station with bus interchange. It is assumed that there will be five developers on site which would deliver an average of 200 dwellings per annum.

**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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Site ref	Settlement	Site Area (ha)	Local Authority
2	Littlehampton	13.20	Arun
<b>Site Address</b>		<b>Type of site</b>	
Littlehampton Marina		Mixed	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Marina, Light industrial, Retail, Storage		No planning status	
<b>Description of site</b>			
This is a riverside site including old boat docks, mud flats, numerous industrial/ boat building workshops, retail units, caravans, storage units and a strip of woodland. The site is located on the edge of the urban area off Ferry Road. Access is off A259, Ferry Road			
<b>Policy context</b>			
The site is located outside of the settlement boundary. The site is currently designated in the Local Plan for boatbuilding, marina and marine related commercial uses. The Littlehampton Vision which has been endorsed by the Council, identifies the West Bank for mixed uses, which support regeneration of the harbour. Plans are now being prepared to enhance the harbour's role primarily for marine-related leisure uses, possibly including residential development as a subsidiary element subject to resolution of flood constraints. It is envisaged that any development on the West Bank would be restricted to previously developed land.			
<b>Physical constraints</b>			
Would require demolition of existing structures. The site is subject to medium to high 3a/3b flood risk. There is also potential for groundwater flood risk. The site next to the river and was originally a waste tip so will require remediation.			
<b>Potential impacts</b>			
In a previous Landscape Study conducted in 2006, this area was judged as having a 'Low' 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 character. The presence of <i>Petropolis incurva</i> (Curved Hard-grass), <i>Poa bulbosa</i> (Bulbous Meadow-grass) are likely to impact upon development. Although there are no statutory or non statutory designations the site will require an ecological survey given its location to the ditch system and the marina.			
<b>Suitability summary</b>			
Proposals are being developed by the Council to enhance the harbour's role primarily for marine-related leisure uses, possibly including residential development as a subsidiary element subject to resolution of flood constraints.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
The West Bank is in multiple ownership, and this has major implications for achieving consensus and for a future delivery strategy. The variety of land ownerships also highlights the need for a comprehensive strategy / development brief to release the full economic potential of the area.			

**Achievability summary**

There are major physical and environmental considerations to address in delivering any comprehensive redevelopment of the West Bank. In turn there are major viability concerns relating to the level of infrastructure required to address flooding concerns and construct a new marina, the lack of demand for commercial premises and the cost of enhancing the quality of the physical environment. The only significant land uses which generate a positive land value appear to be residential and visitor related accommodation. There is however significant developer interest already being shown in delivering a mixed-use scheme for the West Bank. From the information available, therefore, it is considered that there is not a reasonable prospect that housing will be delivered on the site at the current time but the site does have potential to provide a suitable and achievable location in the future.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
50	50	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
396.02	528.02	660.03	7.58		100

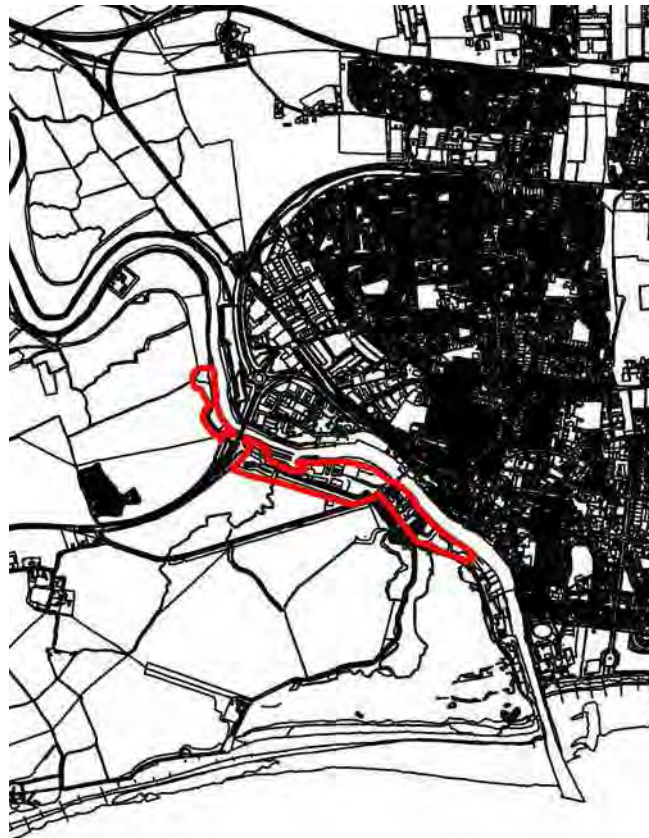
**Yield summary**

Taking account of the character of the site and its surroundings, this site has potential to be developed for a mixture of uses including up to 100 units which will provide an appropriate range of dwellings for the housing market in this location

**Conclusion**

Proposals are being developed by the Council to enhance the harbour's role primarily for marine-related leisure uses, possibly including residential development of up to 100 units subject to resolution of flood constraints.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
15	Littlehampton	40.67	Arun
<b>Site Address</b>		<b>Type of site</b>	
Land at Courtwick, Courtwick Lane		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Arable		No planning status	
<b>Description of site</b>			
The site is a large area of arable land surrounded by railway line and existing housing. The site is located on the edge of the settlement.			
<b>Policy context</b>			
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). Site is located within a strategic gap (Local Plan Policy AREA10), and the setting of Arundel (Local Plan Policy AREA3). The site lies within an area which is being considered as a potential location for future strategic development of up to 2,000 houses. (Core Strategy Options for Growth consultation document February 2009).			
<b>Physical constraints</b>			
Potential contamination and historic landfill. The Council have identified a groundwater emergence zone and groundwater flood risk.			
<b>Potential impacts</b>			
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 character. The landscape appraisal for this study says that if this area is to be developed as part of an urban extension it will be important to ensure that any proposals bring forward significant green infrastructure that integrates development in the views that are available to parts of the site from the valley to the north and west (advance planting would be particularly beneficial). There are also likely to be significant opportunities for such a strategy to bring forward enhancement of biodiversity in a location closely related to the river and associated floodplain. A well-planned development should have no noticeable adverse affect on the setting of Arundel.			
<b>Suitability summary</b>			
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, subject to mitigation of potential flood risk. Development of this site would require strategic levels of community infrastructure, including employment opportunities, community facilities and green space as well as major transport and utility infrastructure.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
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.			

**Achievability summary**

This site adjacent to the urban area 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. The market should have substantially recovered from the economic downturn of 2008 by the time this site has been assessed through the LDF and application process, so achievability should not be in any doubt in the medium term.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	100
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
120	120	120	120	120	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
1220.19	1626.92	2033.66	17.21		700

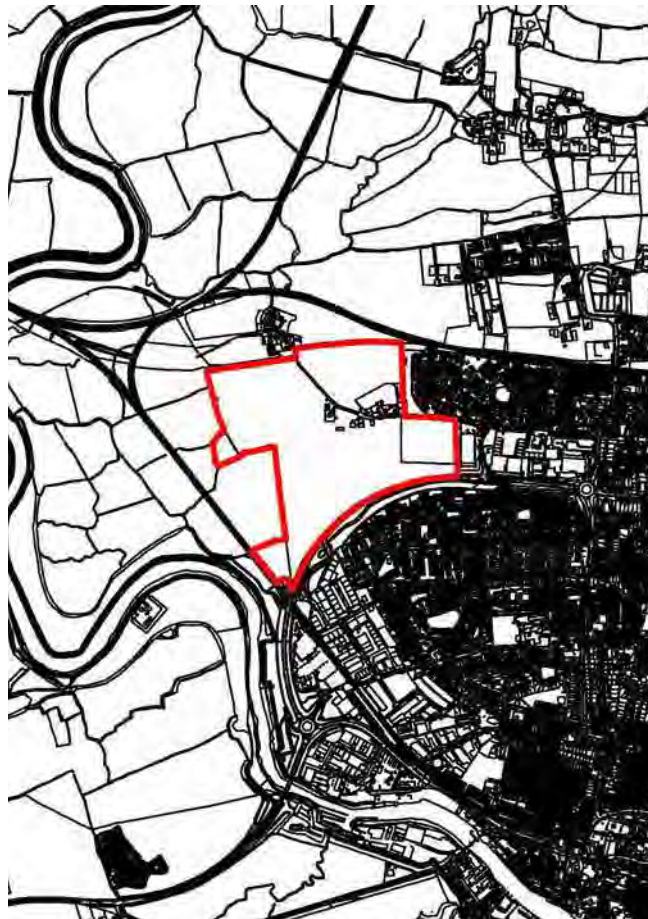
**Yield summary**

Taking account of the character of the site and its surroundings, this site has potential to be developed for a mix of uses including about 700 units at an average density of 35 dph which will provide an appropriate range of dwellings for the housing market in this location. Assuming three developers on site at one time the site should deliver an average of 120 dwellings per annum.

**Conclusion**

Because of its location and characteristics, this site could be suitable as a larger comprehensive development with adjacent land. If planned comprehensively this site could accommodate a mix of dwellings of about 700 units which could be started in about 2013 and completed by 2019, depending on the Council's eventual distribution of development strategy. Development of this site would require strategic levels of community infrastructure, including employment opportunities, community facilities and green space as well as major transport and utility infrastructure.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
39	Littlehampton	1.70	Arun
<b>Site Address</b>		<b>Type of site</b>	
Hollyacre, Toddington Lane		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Horticulture		Not Known	
<b>Description of site</b>			
The site consists of a nursery which includes beds for plants and various nursery structures. This is a relatively large plot surrounded by trees. There are a number of businesses located here. The site is located on the edge of the urban area. Access is off Toddington Lane.			
<b>Policy context</b>			
The site is located within the strategic gap (Local Plan Policy AREA10) and located outside of the settlement boundary.			
<b>Physical constraints</b>			
Loss of business and potential for groundwater emergence zone and groundwater flood risk.			
<b>Potential impacts</b>			
<p>In a previous Landscape Study conducted in 2006, this area was judged as having a 'High' Landscape Capacity for development. This was based on an assessment of the areas Landscape Value and Landscape Sensitivity.</p> <p>EDAW Study says the site has a contained character.</p> <p>The landscape appraisal for this site says that the site at Toddington is included within Growth Options 1 and 3 and comprises Site LU18 principally; there are three small sites (Sites 17, 39, 84) located along the south western edge. Site 39 comprises a nursery with some shed buildings and hard standings, surrounded largely by other nurseries (site 84 to west) and residential uses. This site appears suitable for development, subject to noise considerations associated with the railway.</p>			
<b>Suitability summary</b>			
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 potentially suitable in principle for future housing development, because of its accessibility to facilities, job opportunities and public transport, and because there are no identified insurmountable constraints. The site should be considered as part of a comprehensive development including adjacent land. The site could contribute to the creation of a sustainable, mixed community.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
The owner or agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development			

**Achievability summary**

The site is part of a wider area identified as a possible development site within Arun District Councils Core Strategy Options for Growth Document (Option 1 and 3 Expansion of Inland settlements) for 1, 500 dwellings. This site adjacent to the urban area 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.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
20	28	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
50.95	67.93	84.91	28.27		48

**Yield summary**

Taking account of the character of the site and its surroundings, this site could be developed for about of 48 units at an average density of 35 dph which will provide an appropriate range of dwellings for the housing market in this location.

**Conclusion**

Because of its location and characteristics, this site could be suitable for a more comprehensive development with adjacent land (Area of Search Options 1 and 3). If planned comprehensively this site could accommodate a mix of dwellings of about 48 units which could be started in about 2014 and completed by 2016, depending on the Council's eventual distribution of development strategy.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
72	Littlehampton	0.75	Arun
<b>Site Address</b>		<b>Type of site</b>	
Downsview, Lyminster Road		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Agriculture		Not Known	
<b>Description of site</b>			
The site consists of a flat field / garden, bordered by trees and bushes with large property in one corner. The site is on main road out of Wick. The site is on the edge of the urban area. Access is off Lyminster Road.			
<b>Policy context</b>			
PPS25 Flooding. 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 is located with a Strategic Gap (Local Plan Policy AREA10). Buildings or structures of character( Local Plan Policy GEN22)			
<b>Physical constraints</b>			
Vehicular access. Located within a groundwater emergence zone and potential for groundwater flood risk. There are TPOs on site (TPO 5/73).			
<b>Potential impacts</b>			
In a previous Landscape Study conducted in 2006, this area was judged as having a 'High' 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 a contained character. The landscape appraisal for this study says that the site lies within LCA 39 Littlehampton North Fringe (Slight Sensitivity and Landscape Value; High Capacity). In landscape terms the site offers scope for development as it is generally discreet being contained on three sides by existing development; the western boundary would require a comprehensive landscape treatment to form a suitable edge and buffer to the countryside beyond.			
<b>Suitability summary</b>			
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, the site has future potential and could contribute to the creation of a sustainable, mixed community. The site has access and flooding constraints which, although possibly not insurmountable, will require further investigation.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here. The site has been previously actively promoted through the planning system.			



**Achievability summary**

This site adjacent to the urban area 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. The market should have substantially recovered from the economic downturn of 2008 by the time this site has been assessed through the LDF and application process, so achievability should not be in any doubt in the medium term.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
12	12	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
22.58	30.10	37.63	31.89		24

**Yield summary**

Taking account of the character of the site and its surroundings, this site could be developed for about of 24 units at an average density of 35 dph which will provide an appropriate range of dwellings for the housing market in this location.

**Conclusion**

Currently development on this site would contravene policy and therefore the site would not be considered to be suitable. However, the site has future potential and could contribute to the creation of a sustainable, mixed community. The site has access and flooding constraints which although this may not be insurmountable it will require further investigation. This site could accommodate a mix of dwellings of about 24 units which could be started in about 2014 and completed by 2016, depending on the Council's eventual distribution of development strategy.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
84	Littlehampton	1.62	Arun
<b>Site Address</b>		<b>Type of site</b>	
Fairhaven Nursery, Toddington Lane		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Horticulture		Not Known	
<b>Description of site</b>			
This is a long nursery site, bordered on all sides by trees, railway line to the south. The site consists of fields and nursery buildings. The site is located on the edge of the urban area. Access is off Toddington Lane.			
<b>Policy context</b>			
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 is located with a Strategic Gap (Local Plan Policy AREA10). The site lies within an area which is being considered as a potential location for future strategic development of between 1,500 and 2,000 houses. (Core Strategy Options for Growth consultation document February 2009).			
<b>Physical constraints</b>			
The existing buildings would require demolition. Development would result in the loss of employment. The site is located within a groundwater emergence zone and subject to potential groundwater flood risk.			
<b>Potential impacts</b>			
In a previous Landscape Study conducted in 2006, this area was judged as having a 'High' 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 a contained character. The landscape appraisal for this study says that the site at Toddington includes glasshouses, polytunnels, and a dwelling, with an undeveloped grass area to the west. Due to its undeveloped nature the site may have ecological value. Subject to an evaluation of these factors the site may be suitable for development.			
<b>Suitability summary</b>			
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. This site is located next to other sites which if developed together could form a larger site. The site could thereby contribute to the creation of a sustainable, mixed community. The site has several constraints which will require further consideration such as landscape and flooding, however from the information provided these constraints are not insurmountable.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
The owner or agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development.			

**Achievability summary**

This site adjacent to the urban area 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/horticultural, taking account of any community gain package, including affordable housing and other S.106 obligations, as well as abnormal development costs.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
20	28	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
48.50	64.67	80.84	29.69		48

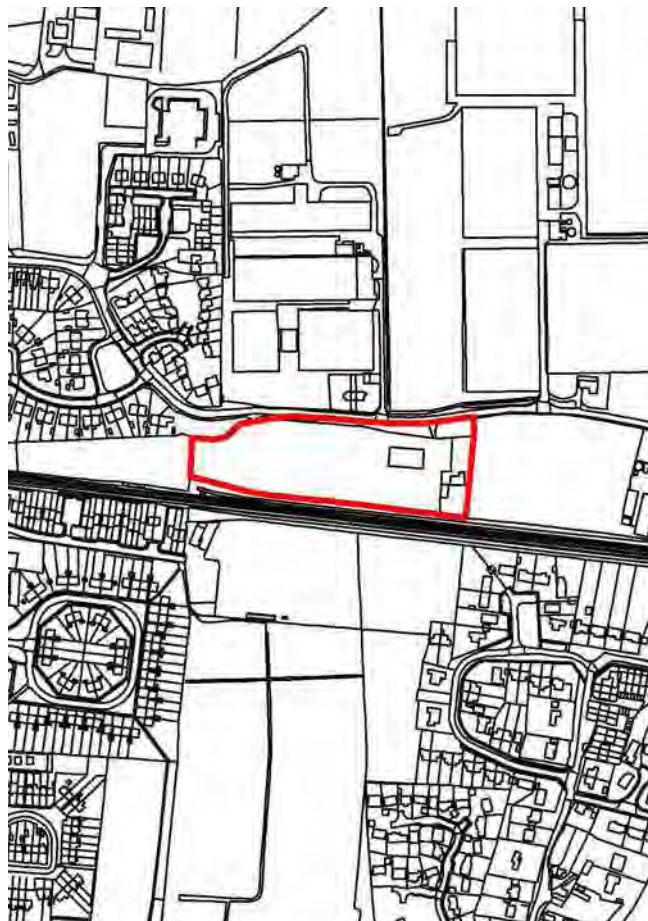
**Yield summary**

Taking account of the character of the site and its surroundings, this site could be developed for about of 48 units at an average density of 35 dph which will provide an appropriate range of dwellings for the housing market in this location.

**Conclusion**

Because of its location, characteristics and proximity to neighbouring suitable sites, this site could be suitable as part of a larger comprehensive development. If planned comprehensively this site could accommodate a mix of dwellings of about 48 units which could be started in about 2014 and completed by 2016, depending on the Council's eventual distribution of development strategy.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
100	Littlehampton	0.55	Arun
<b>Site Address</b>		<b>Type of site</b>	
Harbour Park, Coastguards Road,		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Amusement Park		Not Known	
<b>Description of site</b>			
This is part of a large amusement arcade with rides and stalls, generally single story. The site forms part of Arun Parade.			
<b>Policy context</b>			
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). Site in consultation document - Littlehampton Waterfront Strategy.			
<b>Physical constraints</b>			
The beach is located to the south and a river to the west. The site is located within flood zones 2 and 3a, coast risk area, groundwater emergence zone and groundwater flood risk area.			
<b>Potential impacts</b>			
The site is currently in use and there is potential for noise impact from the surrounding development.			
<b>Suitability summary</b>			
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. However there are current physical constraints which need to be overcome before development can be progressed. These include: flooding and noise. This site provides a good opportunity for redevelopment for a mix of leisure and residential uses of an area which is no longer efficient and new development here would greatly benefit the area.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. 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.			

**Achievability summary**

From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site in the future, as a planning application was submitted previously. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	12
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
12	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
16.58	22.10	27.63	43.43		24

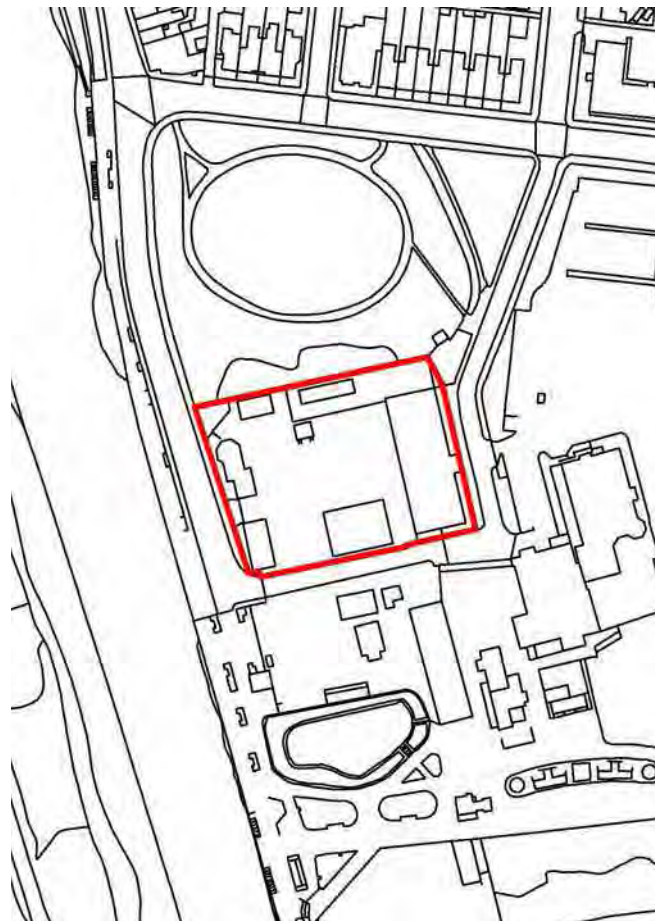
**Yield summary**

Due to the nature of the site and the fact that there are constraints to be overcome, and existing uses it is probable that the site could come forward within the 10 year time frame. Because of its location and characteristics, this site could be suitable for 24 flats as part of a mixed use development.

**Conclusion**

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 as part of a mixed use leisure and residential development, because of its accessibility to facilities, job opportunities and public transport. However there are current physical constraints which need to be overcome before development can be progressed. These include: flooding and noise.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
LU18	Littlehampton	71.67	Arun
<b>Site Address</b>		<b>Type of site</b>	
Various Nurseries, Toddington Lane		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Horticulture and Agriculture		Not Known	
<b>Description of site</b>			
The site consists of a large plot including nurseries and fields to the rear. The site is located near a quiet residential area on the edge of the urban area. Access is off Toddington Lane			
<b>Policy context</b>			
The site is located outside of the settlement boundary where development for housing is not generally permitted. (Policy GEN3). The site is located with a Strategic Gap (Local Plan Policy AREA10).The Local Plan indicates a proposed line for a Lyminster bypass which crosses the western part of the site. There are listed buildings around the site - Old Farm House, Holly Cottage, Old Byre House and Toddington House. The site lies within an area which is being considered as a potential location for future strategic development of up to 1,500 houses.			
<b>Physical constraints</b>			
This large nursery site would require demolition. Given the previous use of the site there is potential for contamination. The northern and central part of the site is located within flood zones 2, 3a and 3b, groundwater emergence zone. There is potential for groundwater flood risk based on historic flooding of site. Need for improved access over the railway (the site is only accessible via a level crossing - frequent trains mean movement is regularly impeded), which could help deliver potential improved access to Littlehampton (Lyminster bypass).			
<b>Potential impacts</b>			
In a previous Landscape Study conducted in 2006, this area was judged as having a 'High' Landscape Capacity for development. The EDAW Study says the site has a contained character. This area falls within LCA 39 Littlehampton North Fringe (Slight Sensitivity and Landscape Value; High Capacity). The landscape appraisal for this study states that the area is dominated by the extensive existing development and large glasshouses; its character is more in keeping with the urban area than the countryside although it lies currently outside the built up area boundary. The area is generally visually discreet in wider views from the north and not readily apparent from Arundel being located in the lee of higher ground north of Lyminster. Development of this site as part of a comprehensive master planned development is appropriate in landscape terms. However, the northern part of the site is an important landscape buffer and is also identified as part of a larger BAP habitat. It contains historic fields and lies within an area of flood risk. This land, as it falls away to the north, is also more locally visible. The vegetation pattern that exists in this area fulfils an important role in partially screening the existing development to the south, reducing the sense of encroachment of the urban fringe, and safeguarding the more rural characteristics of the land along Black Ditch and land beyond. The County suggest that the site is not subject to any ecological designations, however, the northern part of the site may have ecological interest in particular the segmented field and drain system. The County would require any future development to include a standing water feature for informal recreation and ecology. The northern field and drain system should be retained and managed for conservation and recreation. A survey should be undertaken to determine ecological impact.			
<b>Suitability summary</b>			
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, the site could be considered as part of a comprehensive development. If planned comprehensively this could contribute to the creation of a sustainable, mixed community. The site has landscape, access and flooding constraints, which although not be insurmountable, will require further investigation and will limit the actual area available for development. Development of this site would require strategic levels of community infrastructure, including employment opportunities, community facilities and green space as well as major transport and utility infrastructure.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
The land is available for development. The agent confirmed that the site will be promoted through the LDF process and work is ongoing on preparing technical reports for the submission of a planning application.			

**Achievability summary**

This site adjacent to the urban area 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/horticultural, taking account of any community gain package, including affordable housing and other S.106 obligations, as well as abnormal development costs. However, there will be serious infrastructure costs, associated with mitigating flood risk and achieving improved access over the railway, and there will need to be investigation regarding possible contamination. The site should be brought forward as part of a larger comprehensive development. There appears to be many ownerships in this area and this may hamper/delay delivery of a comprehensive development.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
0	100	160	160	160	160
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
160	160	140	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
2150.22	2866.96	3583.70	16.74		1200

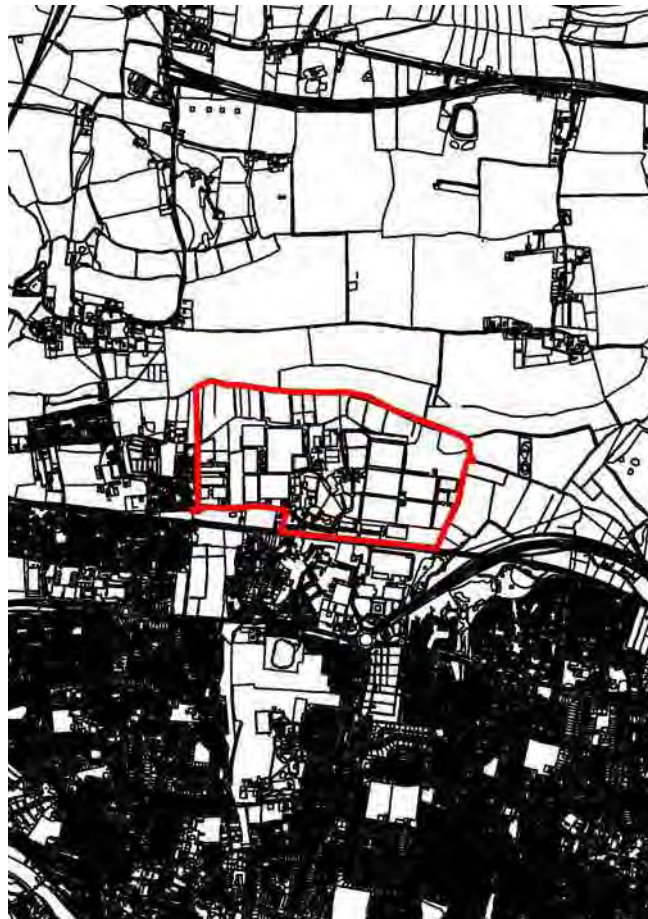
**Yield summary**

Taking account of the character of the site and its surroundings, this site could be developed for mixed use development providing up to 1,200 units at an average density of 40 dph which will provide an appropriate range of dwellings for the housing market in this location. Assuming four developers on site the site could deliver an average of 140 dwellings per annum.

**Conclusion**

Because of its location and characteristics, this site could be suitable as a larger comprehensive development with adjacent land. If planned comprehensively this site could accommodate a mix of dwellings of about 1,200 units which could be started in about 2015 and completed by 2023, depending on the Council's eventual distribution of development strategy. Development of this site would require strategic levels of community infrastructure, including employment opportunities, community facilities and green space as well as major transport and utility infrastructure.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
27	Pagham	1.97	Arun
<b>Site Address</b>		<b>Type of site</b>	
Land to the west of Osborne Refrigeration		Mixed	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Stables/Agriculture		Not Known	
<b>Description of site</b>			
The site is relatively flat and unusual in shape, surrounded by hedging. The site contains former stable buildings and is located on the edge of the urban area. Access is off Rose Green Road.			
<b>Policy context</b>			
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 is located within a Strategic Gap (Local Plan Policy AREA10).			
<b>Physical constraints</b>			
Development of the site would require demolition of existing buildings. There is potential for groundwater flood risk.			
<b>Potential impacts</b>			
In a previous Landscape Study conducted in 2006, this area was judged as having a 'High' 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 a contained character. The landscape appraisal for this study says that this site is a small field to the rear of properties fronting onto Sefter Road, with an employment site to the east. The site appears discreet within the landscape with a good belt of trees to the north and scrubby hedgerow to the west, all within the visual envelope of adjoining development. Site is located within LCA 6 (High Capacity). There are no apparent landscape and visual constraints and the site appears suitable for development.			
<b>Suitability summary</b>			
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.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
The owner or agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development.			



**Achievability summary**

This site adjacent to the urban area 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.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
15	20	20	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
59.19	78.92	98.65	27.88		55

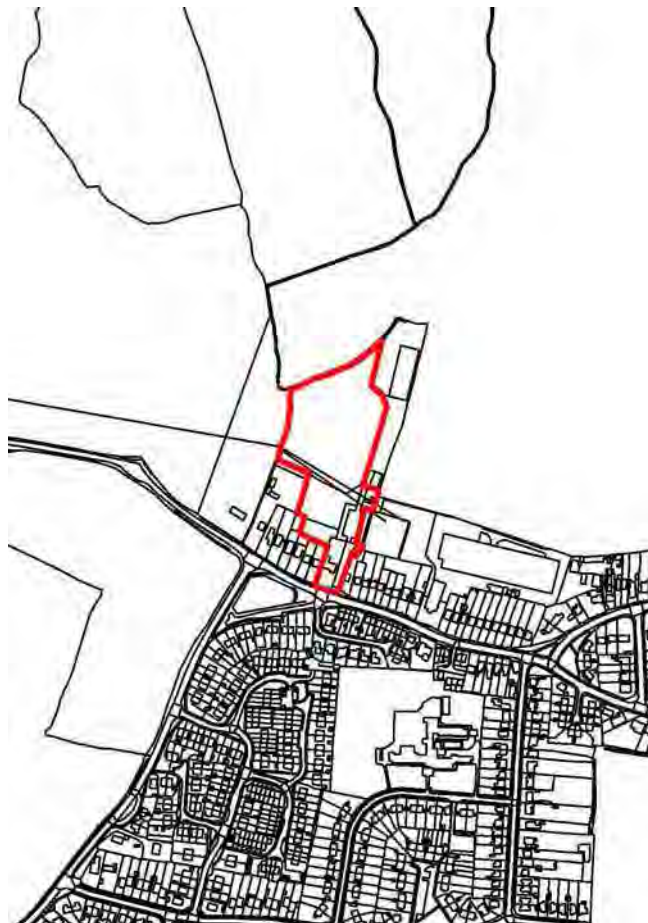
**Yield summary**

Taking account of the character of the site and its surroundings, this site has potential for about 55 units at an average density of 35 dph which will provide an appropriate range of dwellings for the housing market in this location.

**Conclusion**

Because of its location and characteristics, this site would be suitable for a mix of dwellings of about 55 units which could be started in about 2014 and completed by 2017, depending on the Council's eventual distribution of development strategy.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
31	Pagham	13.24	Arun
<b>Site Address</b>		<b>Type of site</b>	
Land at Sefter Road		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Open Space		Not Known	
<b>Description of site</b>			
The site consists of open space with play area to front of a residential area. The site is surrounded by roads, trees and hedges on all sides. The surrounding area is suburban in character. Access is off Hook Lane / Sefter Road.			
<b>Policy context</b>			
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 is located within a strategic gap (Local Plan AREA10).			
<b>Physical constraints</b>			
The site is currently in use and there is potential for contamination and groundwater flood risk.			
<b>Potential impacts</b>			
In a previous Landscape Study conducted in 2006, this area was judged as having a 'High' 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 a contained character. The landscape appraisal for this study says that the land to west, east and north of Site 31 consists mainly of one medium size arable field defined by the stark edge of housing development to the east and a boundary hedgerow to the north with open arable land beyond. The western part comprises a strip of rough grassland located west of Site 31, defined by a gappy hedgerow. The site is located within LCA 6 (High Capacity) and there are no apparent constraints; as such it appears suitable for development, although the northern and western boundaries should be retained and reinforced.			
<b>Suitability summary</b>			
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.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
The owner or agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development.			

**Achievability summary**

This site adjacent to the urban area 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.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
40	40	40	40	40	40
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
40	44	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
397.07	529.43	661.79	24.48		324

**Yield summary**

Taking account of the character of the site and its surroundings, this site has potential to be developed for about 324 units at an average density of 35 dph which will provide an appropriate range of dwellings for the housing market in this location.

**Conclusion**

Because of its location and characteristics, this site would be suitable for a mix of dwellings of about 324 units which could be started in about 2014 and completed by 2022, depending on the Council's eventual distribution of development strategy.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
69	Pagham	3.52	Arun
<b>Site Address</b>		<b>Type of site</b>	
Land at 251 Pagham Road and North of Summer Lane		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Agriculture, Scrubland		Not Known	
<b>Description of site</b>			
The site is relatively flat bordering onto Pagham Road. The site consists of mature trees, bushes and structures. The site is located on the edge of the urban area. Access is off Summer Lane / Pagham Road.			
<b>Policy context</b>			
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 lies within the Pagham Harbour SPA buffer.			
<b>Physical constraints</b>			
There are existing trees on site. Vehicular access. Potential for contamination and groundwater flood risk.			
<b>Potential impacts</b>			
<p>In a previous Landscape Study conducted in 2006, this area was judged as having a 'Low' Landscape Capacity for development. This was based on an assessment of the areas Landscape Value and Landscape Sensitivity.</p> <p>The more recent EDAW Study says the site has a contained character.</p> <p>The landscape appraisal for this study states that the site is an area of small and apparently partially unmanaged fields (some appear to be part of former nursery) north of Summer Lane enclosed on almost all sides by existing development. Whilst there appears to be quite dense vegetation and some trees in the north eastern part the site appears to have capacity for development although access may be a constraint.</p> <p>The County suggest that although the site has no statutory or non statutory designations the southern part of the site may have some ecological interest, requiring appropriate assessment.</p>			
<b>Suitability summary</b>			
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. There do not appear to be any insurmountable constraints and therefore the site could contribute to the creation of a sustainable, mixed community.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. 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.			

**Achievability summary**

This site adjacent to the built up area 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. The market should have substantially recovered from the economic downturn of 2008 by the time this site has been assessed through the LDF and application process, so achievability should not be in any doubt in the medium term.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
25	50	25	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
105.73	140.98	176.22	28.37		100

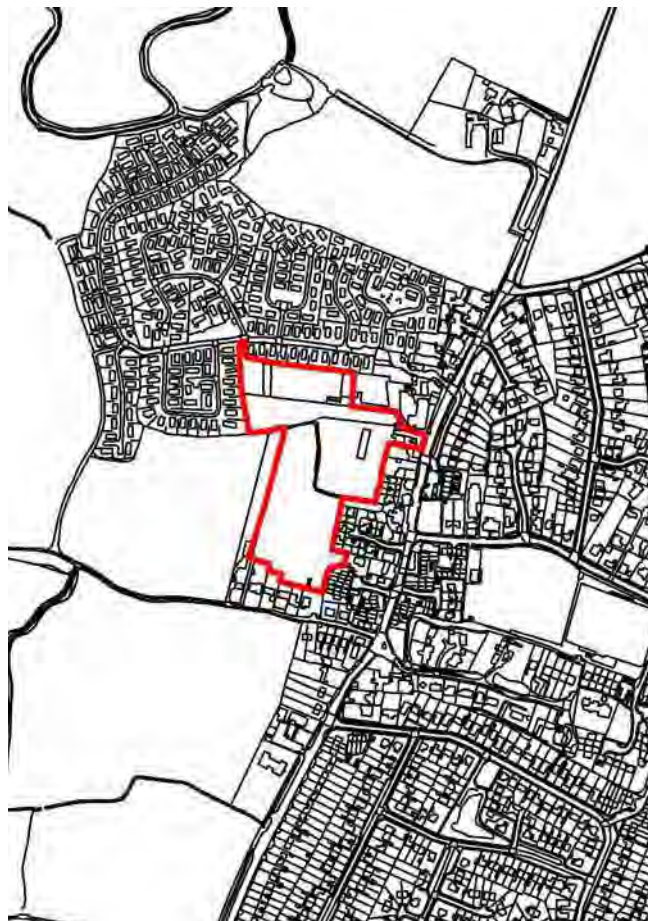
**Yield summary**

Taking account of the character of the site and its surroundings, this site could be developed for about 100 units which will provide an appropriate range of dwellings for the housing market in this location.

**Conclusion**

Because of its location and characteristics, this site could be suitable as a larger comprehensive development with adjacent land. If planned comprehensively this site could accommodate a mix of dwellings of about 100 units which could be started in about 2014 and completed by 2017, depending on the Council's eventual distribution of development strategy.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
117	Pagham	207.13	Arun
<b>Site Address</b>		<b>Type of site</b>	
Land West of Pagham Road,		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Agriculture		Not Known	
<b>Description of site</b>			
The site consists of flat agricultural fields surrounded by mature trees and hedgerows. Pagham Harbour is located to the south. The site is located on the edge of the settlement off Pagham Road.			
<b>Policy context</b>			
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 is partially located within the strategic gap (Local Plan Policy AREA10). Pagham Harbour SPA and RAMSAR are partially located within the site.			
<b>Physical constraints</b>			
There is potential for contamination. The western part of the site is located within flood zones 2, 3a and 3b, and is within a coast risk area and groundwater flood risk. There are also high water levels in Bremere Rife which means lack of adequate drainage leading to water logging of agricultural land. Access is also limited.			
<b>Potential impacts</b>			
The EDAW Study says the site has an exposed character. The landscape appraisal for this study states that whilst there may be some limited scope for accommodating development in the eastern parts of this area (and most notably in the north eastern part south of the chalet park), the site as a whole compares much less favourably to other strategic development options. <ul style="list-style-type: none"> <li>• it lies in a more sensitive location close to Pagham Harbour and related areas of high nature conservation value which will require protection</li> <li>• it is more exposed in places;</li> <li>• development could potentially impact visually on the sensitive landscape and setting of the Harbour, and its sense of remoteness</li> <li>• it adjoins an attractive area of historic buildings</li> </ul> However, the level landscape indicates that new planting could provide effective screening over time (although exposure may affect growth rates).			
<b>Suitability summary</b>			
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 eastern part of the site could be considered as having future housing potential, subject to Appropriate Assessment, 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. The western part of the site is within a flood risk area and is unacceptable. The southern part of the site would have an unacceptable impact upon Pagham Harbour.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. 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.			

**Achievability summary**

This site adjacent to the urban area 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.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
80	80	80	80	60	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
6213.91	8285.22	10356.52	1.83		380

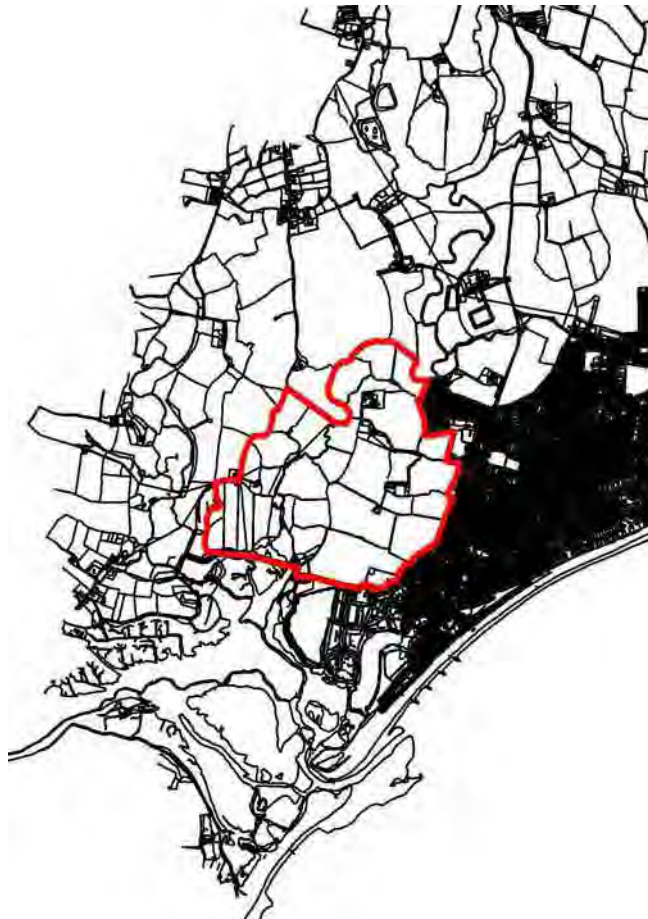
**Yield summary**

Taking account of the character of the site and its surroundings, it is estimated that 15ha would be suitable for development (11ha net). The site could therefore be developed for about 380 units at an average density of approx. 35 dph which will provide an appropriate range of dwellings for the housing market in this location. Assuming two developers on site the site could deliver 80 dwellings per annum.

**Conclusion**

Because of its location and characteristics, the eastern part of this site would be suitable for a mix of dwellings of up to 380 units which could be started in about 2014 and completed by 2019, depending on the Council's eventual distribution of development strategy.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
32	Westergate	2.60	Arun
<b>Site Address</b>		<b>Type of site</b>	
Land at Wings Nursery, Lidsey Road		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Agriculture / Horticulture		Not Known	
<b>Description of site</b>			
The site consist of a relatively flat plot of land, partly used for grazing with trees on three sides. There is an access road to the north. The site is located on the edge of the urban area. Access is off Lidsey Road.			
<b>Policy context</b>			
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 lies within an area which is being considered as a potential location for future strategic development of up to 2,500 houses. (Core Strategy Options for Growth consultation document February 2009).			
<b>Physical constraints</b>			
The existing buildings would require demolition. There is potential for groundwater flood risk.			
<b>Potential impacts</b>			
In a previous Landscape Study conducted in 2006, this area was judged as having a 'Medium/ High' 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 a contained character. The landscape appraisal for this study says that the LCA rightly identifies the settlement fringes as having a Medium/High Capacity. The small scale pattern could accommodate development within the established landscape structure.			
<b>Suitability summary</b>			
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, the site could be considered as part of a larger development area including adjacent land and is therefore, 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.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
The owner or agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development.			



**Achievability summary**

This site adjacent to the built up area 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.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
25	25	23	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
78.12	104.16	130.20	28.03		73

**Yield summary**

Taking account of the character of the site and its surroundings, this site has potential to be developed for about 73 units at an average density of 35 dph which will provide an appropriate range of dwellings for the housing market in this location.

**Conclusion**

The site should be considered as part of a larger development area including adjacent land (forming part of the larger Area of Search). Because of its location and characteristics, this site could be suitable for a mix of dwellings of about 73 units which could be started in about 2014 and completed by 2017, depending on the Council's eventual distribution of development strategy.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
68	Westergate	1.86	Arun
<b>Site Address</b>		<b>Type of site</b>	
Land East of Orchard Gardens, Woodgate		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Vacant		Not Known	
<b>Description of site</b>			
The site is a flat rectangular plot surrounded by trees and hedging. The site is overgrown with vegetation and used as a dog walking area. The site is located on the edge of the built up area. Access is off Orchard Gardens.			
<b>Policy context</b>			
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 lies within an area which is being considered as a potential location for future strategic development of up to 2,500 houses. (Core Strategy Options for Growth consultation document February 2009).			
<b>Physical constraints</b>			
Existing trees and loss of open space. There is potential for groundwater flood risk.			
<b>Potential impacts</b>			
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. The landscape appraisal for this study says that the site is within LCA 17 – Westergate-Barnham Coastal Plain (both LCA's are adjudged as possessing Substantial Sensitivity; Slight Value; Low/Medium Capacity) which is typified by large open arable fields almost devoid of vegetation. The site is suitable for development with access off Orchard Gardens, subject to protection of boundary vegetation.			
<b>Suitability summary</b>			
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.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
The owner or agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development.			

**Achievability summary**

This site adjacent to the built up area 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. The market should have substantially recovered from the economic downturn of 2008 by the time this site has been assessed through the LDF and application process, so achievability should not be in any doubt in the medium term.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
20	32	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
55.68	74.24	92.80	28.02		52

**Yield summary**

Taking account of the character of the site and its surroundings, this site could be developed for about 52 units at an average density of 35 dph which will provide an appropriate range of dwellings for the housing market in this location.

**Conclusion**

Because of its location and characteristics, this site could be suitable as a larger comprehensive development with adjacent land. If planned comprehensively this site could accommodate a mix of dwellings of about 52 units which could be started in about 2014 and completed by 2016, depending on the Council's eventual distribution of development strategy.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
113	Westergate	78.85	Arun
<b>Site Address</b>		<b>Type of site</b>	
Land to the West of Westergate, Westergate Street		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Agriculture, Horticulture, Residential,		Not Known	
<b>Description of site</b>			
The area is relatively flat and currently used for agriculture and horticulture. The area consists of agricultural fields and trees and hedgerows with a lane and railway line running through it. There is a residential property within the site. The site is on the edge of the built up area off the A29.			
<b>Policy context</b>			
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 lies within an area which is being considered as a potential location for future strategic development of up to 2,500 houses. (Core Strategy Options for Growth consultation document February 2009).			
<b>Physical constraints</b>			
There is potential groundwater flood risk. The critical issue for this site is the transport infrastructure requirements that would be required to support large scale development at Westergate. This level of development is likely to impact upon highway junctions, particularly at critical points along the A27.			
<b>Potential impacts</b>			
Parts of this site is judged as having a 'Low' Landscape Capacity for development. The far western edges of the site are therefore not considered suitable for development. However, the eastern parts adjoining the settlement edge were assessed as having Medium/High capacity and these areas would be suitable for possible development opportunities. The EDAW Study says the site has an exposed character. The landscape appraisal for this site says the site lies along the western side of the village extending south from the B2233 Nyton road to the A29 south of the settlement. The eastern part of this area lies within LCA 13 – Westergate Western Fringe (Moderate Sensitivity; Slight Landscape value; Medium/High Capacity), with the Coastal Plain landscape (LCA's 12 and 15 – both Low Capacity) lying to the west. The character assessment reflects the varied pattern in this area with the western fringes of the settlement being a mosaic of small fields, paddocks, and nurseries interspersed with hedgerows; a ribbon of development follows Hook Lane such that the southern part is contained on three sides by development. A significant belt of vegetation follows a brook line and this differentiates the Fringe LCA from the more open arable landscape of the Coastal Plain to the west which forms the western part of this site, except in the central part where smaller landscape compartments follow Hook Lane. There are distant views north, from near Nyton, towards the Downs from the northern part of this area. The site also extends into the plain to the south of the village on the south side of the railway; a large landfill is located west of this area. Whilst the inner sites (WE10, WE11 and 32) are acceptable for development in landscape/visual terms the more open western parts of the site are less suitable. It appears that a new north-south road would be required and, if this is the case, this road would cut across the grain of the more open landscape of the plain.			
<b>Suitability summary</b>			
This is a very large site on the edge of a small settlement to the north of Bognor Regis. 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 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. However it would require strategic infrastructure to deliver it.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
Information gathered for the purposes of this study suggests that there is confidence in this site being available and coming forward for development. The site has been promoted by a developer for the purposes of this study. However, there appear to be multiple owners and one owner of part of the site has recently publicly stated that their land is no longer available for development.			

**Achievability summary**

Perhaps smaller parcels within the identified site could be brought forward within a shorter time scale but such specific parcels would need to be identified so that their access requirements could be established before any conclusions could be reached about their suitability or deliverability. This site is adjacent to the built up area 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. The critical issue for this site is the transport infrastructure requirements that would be required to support large scale development at Westergate.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
120	120	120	120	120	120
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
120	120	20	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
2365.56	3154.08	3942.60	12.43		980

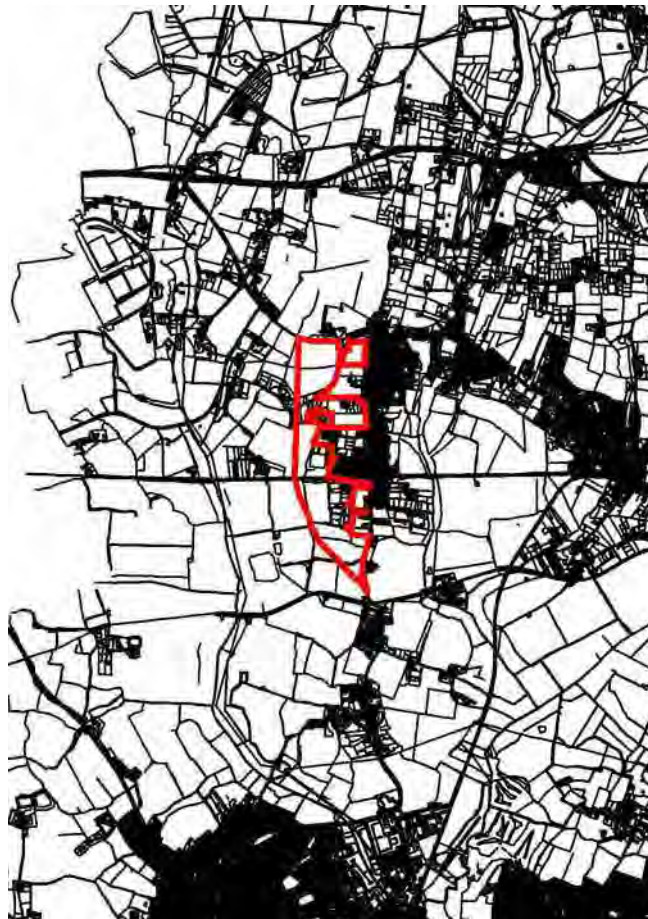
**Yield summary**

Taking account of the character of the site and its surroundings, this site is likely to deliver approximately 40ha of developable land. A mixed use development split 70/30 (residential/commercial) will provide 28ha of residential land to be developed for about 980 units at an average density of 35 dph which will provide an appropriate range of dwellings for the housing market in this location. Assuming three developers are on site at any one time the site could deliver on average 120 dwellings per annum.

**Conclusion**

Because of its location and characteristics, this site would be suitable for a mix of dwellings of about 980 units which could be started in about 2014 and completed by 2023, depending on the Council's eventual distribution of development strategy.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
126	Westergate	2.72	Arun
<b>Site Address</b>		<b>Type of site</b>	
Nyton Nursery, Nyton Road		Mixed	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Horticulture		Not Known	
<b>Description of site</b>			
This is a large relatively flat plot. Approximately 30% covered by glass house and the remainder of the site is vacant grass land. The site is surrounded by hedging and trees. The site in on the edge of the built up area off Nyton Road			
<b>Policy context</b>			
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 lies within an area which is being considered as a potential location for future strategic development of up to 2,500 houses. (Core Strategy Options for Growth consultation document February 2009).			
<b>Physical constraints</b>			
Vehicular access. There is potential for contamination and it is likely that the site suffers from groundwater flood risk.			
<b>Potential impacts</b>			
The EDAW Study says the site has an exposed character.			
<b>Suitability summary</b>			
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, possibly in conjunction with adjacent sites, 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.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
The owner or agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development.			

**Achievability summary**

This site adjacent to the urban area 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/horticultural, taking account of any community gain package, including affordable housing and other S.106 obligations, as well as abnormal development costs. The market should have substantially recovered from the economic downturn of 2008 by the time this site has been assessed through the LDF and application process, so achievability should not be in any doubt in the medium term.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	38
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
38	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
81.64	108.86	136.07	27.93		76

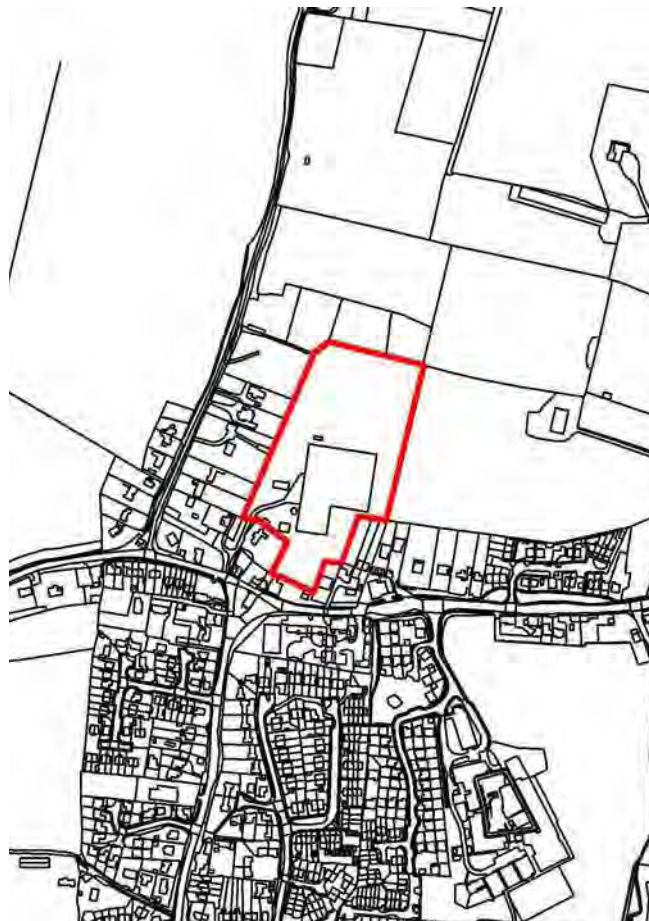
**Yield summary**

Taking account of the character of the site and its surroundings, this site has potential to be developed for about 76 units at an average density of 35 dph which will provide an appropriate range of dwellings for the housing market in this location.

**Conclusion**

Because of its location and characteristics, this site would be suitable for a mix of dwellings of about 76 units which could be started in about 2013 and completed by 2015, depending on the Council's eventual distribution of development strategy.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
WE1	Westergate	4.43	Arun
<b>Site Address</b>		<b>Type of site</b>	
Land at Nyton Nursery		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Horticulture, Agriculture		Not Known	
<b>Description of site</b>			
The site consists of a large nursery site with a number of buildings including a greenhouse, agricultural buildings and land. The site is located on the edge of the urban area. Access is off Nyton Road.			
<b>Policy context</b>			
PPG15 Planning and the Historic Environment. PPS23 Planning and Pollution Control 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). There are listed buildings in close proximity - Argyll House, The Long House, Mission Room and Rush Cottage. The site lies within an area which is being considered as a potential location for future strategic development of up to 2,500 houses. (Core Strategy Options for Growth consultation document February 2009).			
<b>Physical constraints</b>			
Vehicular access- no identifiable access route. There is potential for contamination and groundwater flood risk. The site is within a historic surface water flood area.			
<b>Potential impacts</b>			
The EDAW Study says the site has an exposed character. The landscape appraisal for this study says that site WE1 is an area of pasture with development on the southern and western sides. A large barn and associated storage yard lie within it and the area has a generally urban fringe character with the scrap yard being particularly apparent; a large glasshouse lies to the west. The site is only partially contained to the north and there are glimpses between trees beyond towards the Downs. The site is apparent in westerly views (across sites EA9 and EA12) from the A29 to the east; however it is otherwise relatively discreet and has the potential to accommodate development although a strong landscape buffer should be created along the northern edge in advance of this proceeding. If this site were to be identified for development, sites EA9 and EA12 should come forward together as a combined allocation.			
<b>Suitability summary</b>			
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.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
The agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development. The agent has confirmed that the site will be promoted through the LDF process.			



**Achievability summary**

This site adjacent to the built up area 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 its alternative land use, taking account of any community gain package, including affordable housing and other S.106 obligations, as well as abnormal development costs. The market should have substantially recovered from the economic downturn of 2008 by the time this site has been assessed through the LDF and application process, so achievability should not be in any doubt in the medium term.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
40	40	40	40	29	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
133.05	177.40	221.75	42.62		189

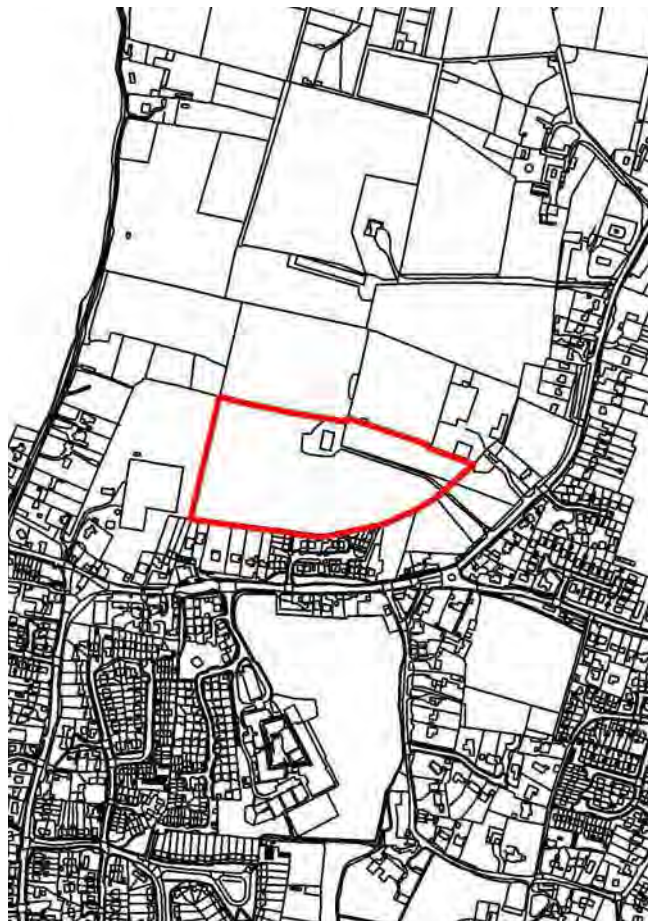
**Yield summary**

Taking account of the character of the site and its surroundings, this site could be developed for about of 189 units which will provide an appropriate range of dwellings for the housing market in this location.

**Conclusion**

Because of its location and characteristics, this site could be suitable as a larger comprehensive development with adjacent land. If planned comprehensively this site could accommodate a mix of dwellings of about 189 units which could be started in about 2014 and completed by 2019, depending on the Council's eventual distribution of development strategy.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
WE2	Westergate	0.97	Arun
<b>Site Address</b>		<b>Type of site</b>	
Land to south of Barnside, Hook Lane		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Residential		Not Known	
<b>Description of site</b>			
The site consist of a flat garden plot, bounded by trees and hedging in located in a rural location. Access is off Hook Lane.			
<b>Policy context</b>			
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 lies within an area which is being considered as a potential location for future strategic development of up to 2,500 houses. (Core Strategy Options for Growth consultation document February 2009).			
<b>Physical constraints</b>			
Existing buildings would potentially require demolition. There is potential for groundwater flood risk.			
<b>Potential impacts</b>			
In a previous Landscape Study conducted in 2006, this area was judged as having a 'Medium/ High' 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 a contained character. The landscape appraisal for this study says that the LCA rightly identifies the settlement fringes as having a Medium/High Capacity. The small scale pattern could accommodate development within the established landscape structure. Access appears to be constrained unless the site is developed as part of a larger comprehensive development (see site 113).			
<b>Suitability summary</b>			
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, the site could be considered as part of a comprehensive development including adjacent land. If planned comprehensively this could contribute to the creation of a sustainable, mixed community. The site is has landscape, access and flooding constraints which, although not insurmountable, will require further investigation.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
The agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development. The agent has confirmed that the site will be promoted through the LDF process.			

**Achievability summary**

This site adjacent to the urban area 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.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
0	15	15	5	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
28.99	38.65	48.31	36.22		35

**Yield summary**

Taking account of the character of the site and its surroundings, this site could be developed for about of 32 units at an average density of 35 dph which will provide an appropriate range of dwellings for the housing market in this location.

**Conclusion**

Because of its location and characteristics, this site could be suitable for a more comprehensive development with adjacent land. If planned comprehensively this site could accommodate a mix of dwellings of about 35 units, depending on the Council's eventual distribution of development strategy.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
WE4	Westergate	19.97	Arun
<b>Site Address</b>		<b>Type of site</b>	
Land to East of Eastergate Street		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Agriculture, Vacant, Woodland		Not Known	
<b>Description of site</b>			
The site is a large site including agricultural fields and a network of parks. There are mature trees and hedgerows on the site boundary with a more wooded area to the east of Elmcroft Place. The site is located on the edge of the built up area . Access is off Eastergate Street.			
<b>Policy context</b>			
PPS25 Flooding. 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). Close to Eastergate Church Lane Conservation Area to the west. The site lies within an area which is being considered as a potential location for future strategic development of up to 2,500 houses. (Core Strategy Options for Growth consultation document February 2009).			
<b>Physical constraints</b>			
Existing trees and vehicular access. The site contains areas located within flood zones 3a and 3b. There is potential for groundwater flood risk and the site is located within an historic surface water flood area.			
<b>Potential impacts</b>			
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. The landscape appraisal for this study says that the site is within LCA 17 – Westergate-Barnham Coastal Plain (both LCA's are judged as possessing Substantial Sensitivity; Slight Value; Low/Medium Capacity) which is typified by large open arable fields almost devoid of vegetation. The slight rise in this area provides some screening of the urban edge at Barnham. Site WE4 is an area of principally pasture fields sloping down the brook from the edge of Westergate with a number of well-used rights of way. The fields are progressively more open to the east but are relatively discreet due to the rise in the landform in the area to the east of the brook. The western area is suitable for development which should incorporate significant planting along the eastern periphery, perhaps related to open space along the brook flood plain, and ensure the retention of the main hedgerows and important trees as part of a green infrastructure.			
<b>Suitability summary</b>			
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, the site could be considered as part of a comprehensive development including adjacent land. If planned comprehensively this could contribute to the creation of a sustainable, mixed community. The site has landscape, access and flooding constraints which, although not insurmountable, will require further investigation.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
The landowner has confirmed that the site is available. The land will be promoted through the LDF process. The owner confirms that there are no legal or ownership problems which could limit development.			

**Achievability summary**

From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site at the current time but the site does have potential to provide a suitable and achievable location in the future. This site adjacent to the built up area is in a location that developers find attractive to bring forward housing sites for development. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
80	80	80	80	80	90
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
598.98	798.65	998.31	24.54		490

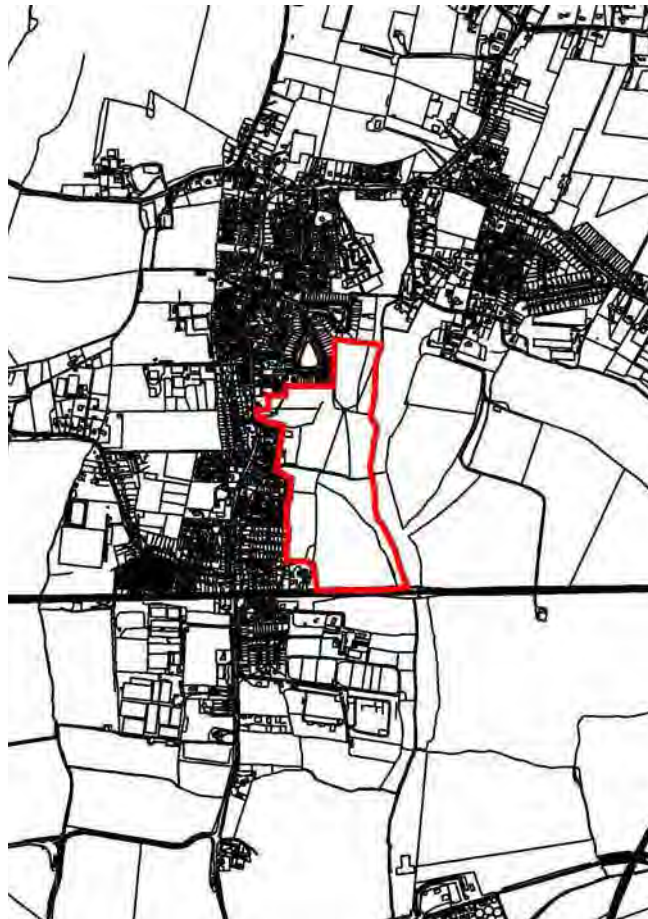
**Yield summary**

Taking account of the character of the site and its surroundings, this site could be developed for about 490 units at an average density of 35 dph which will provide an appropriate range of dwellings for the housing market in this location. Assuming two developers on site the site could deliver an average of 80 dwellings per annum.

**Conclusion**

Because of its location and characteristics, this site could be suitable as a larger comprehensive development with adjacent land. If planned comprehensively this site could accommodate a mix of dwellings of about 490 units which could be started in about 2014 and completed by 2020, depending on the Council's eventual distribution of development strategy.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
WE6	Westergate	8.39	Arun
<b>Site Address</b>		<b>Type of site</b>	
Ryefield Farm, Oaktree Lane		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Horse Paddock, Agriculture		Not Known	
<b>Description of site</b>			
The site consists of a number of horse paddocks, fields and farm buildings. There is potential for plot to be subdivided. The site is located on the edge of the urban area. Access is off Oaktree Lane.			
<b>Policy context</b>			
PPS25 Flooding. 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 lies within an area which is being considered as a potential location for future strategic development of up to 2,500 houses. (Core Strategy Options for Growth consultation document February 2009).			
<b>Physical constraints</b>			
The existing buildings would potentially require demolition. The eastern part of the site is located within flood zone 2, 3a and 3b (fluvial), flood zone 2 and 3a (tidal) and groundwater flood risk area.			
<b>Potential impacts</b>			
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. The landscape appraisal for this study says that the site is within LCA 17 – Westergate-Barnham Coastal Plain (both LCA's are adjudged as possessing Substantial Sensitivity; Slight Value; Low/Medium Capacity) which is typified by large open arable fields almost devoid of vegetation. The site is suitable for development although flood risk is a constraint along the eastern side where a strong landscape edge would be appropriate. There is the potential for this site to come forward with the farmland to the north which forms a small part of the southern part of Site 124.			
<b>Suitability summary</b>			
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. That part of the site identified within flood zone 3a would require an exception test to be passed to justify housing development. Part of the site is located within a flood risk zone 3b area where no development is acceptable. A suitable access would need to be identified.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
The agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development. The agent has confirmed that the site will be promoted through the LDF process.			

**Achievability summary**

From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site at the current time but the site does have potential to provide a suitable and achievable location in the future. This site adjacent to the urban area is in a location that developers find attractive to bring forward housing sites for development. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
80	80	80	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
251.65	335.53	419.41	28.61		240

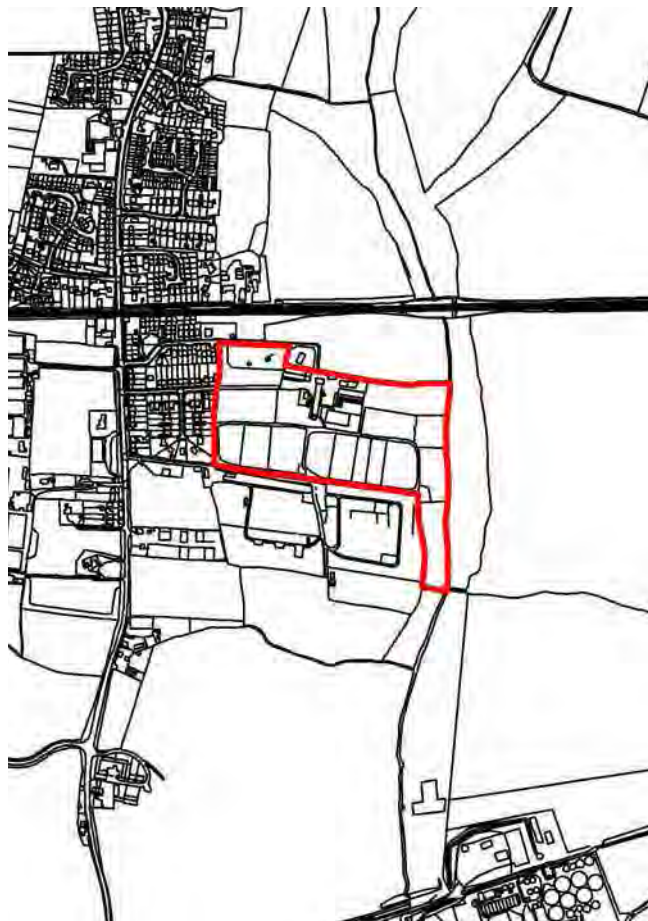
**Yield summary**

Taking account of the character of the site and its surroundings, this site could be developed for about 240 units at an average density of 35 dph which will provide an appropriate range of dwellings for the housing market in this location. Assuming two developers on site the site could deliver an average of 80 dwellings per annum.

**Conclusion**

Because of its location and characteristics, this site could be suitable as a larger comprehensive development with adjacent land. If planned comprehensively this site could accommodate a mix of dwellings of about 240 units which could be started in about 2014 and completed by 2017, depending on the Council's eventual distribution of development strategy.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
WE8	Westergate	1.52	Arun
<b>Site Address</b>		<b>Type of site</b>	
Land north of Lees Yard, Lidsey Road		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Horse Paddock		Not Known	
<b>Description of site</b>			
This is a large, flat, square plot to the south of the settlement. The site is located next to A259 and bounded by trees. The site is on the edge of the built up area.			
<b>Policy context</b>			
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 lies within an area which is being considered as a potential location for future strategic development of up to 2,500 houses. (Core Strategy Options for Growth consultation document February 2009).			
<b>Physical constraints</b>			
There is potential for groundwater flood risk.			
<b>Potential impacts</b>			
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 a contained character. The landscape appraisal for this study says that the site is within LCA 17 – Westergate-Barnham Coastal Plain (both LCA's are adjudged as possessing Substantial Sensitivity; Slight Value; Low/Medium Capacity) which is typified by large open arable fields almost devoid of vegetation. The site is suitable for development although particular attention should be paid to the treatment of the road frontage given the site's location on the southern edge of the village.			
<b>Suitability summary</b>			
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.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
The site is available and the landowner has confirmed that they are considering promotion through the LDF process.			



**Achievability summary**

This site adjacent to the urban area 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.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	20
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
23	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
45.57	60.77	75.96	28.31		43

**Yield summary**

Taking account of the character of the site and its surroundings, this site could be developed for about 43 units at an average density of 35 dph which will provide an appropriate range of dwellings for the housing market in this location.

**Conclusion**

Due to the nature of the site and the fact that there are constraints to be overcome, it is thought probable that the site could come forward within the next 10 year time frame.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
WE9	Westergate	2.91	Arun
<b>Site Address</b>		<b>Type of site</b>	
Land to east of Northfields		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Agriculture		Not Known	
<b>Description of site</b>			
The site is located on a rural, wooded lane with stream and mature trees to the west. The southern section of the site is woodland with larger open field to north. The surrounding area is rural in character. Access is off Northfields Lane.			
<b>Policy context</b>			
PPS23 Planning and Pollution Control. 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 lies within an area which is being considered as a potential location for future strategic development of up to 2,500 houses. (Core Strategy Options for Growth consultation document February 2009).			
<b>Physical constraints</b>			
Vehicular access. There is potential for contamination and groundwater flood risk. The site is located within an historic surface water flood area.			
<b>Potential impacts</b>			
In a previous Landscape Study conducted in 2006, this area was judged as having a 'Medium' Landscape Capacity for development. This was based on an assessment of the areas Landscape Value and Landscape Sensitivity.  EDAW Study says the site has an exposed character.  The landscape appraisal for this site says that site WE9 is an area principally of level pasture subdivided by fencing into a number of paddocks, with an area of scrub in the south western part. There are views across the area to the scrap yard and development on the A29; the western side is contained from wider countryside by a belt of trees along Northfield Lane. Shelterbelts and other intermittent vegetation to the north provides some filtered containment. The area, combined with the sites to the east, provides an opportunity for an area of comprehensive development to come forward on the northern edge of the settlement (access to this site appears to be a significant constraint otherwise).			
<b>Suitability summary</b>			
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, the site could be considered as part of a comprehensive development including adjacent land. There are current physical constraints which need to be overcome before development can be progressed. These include access, contamination, flooding and landscape.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
The owner confirms that the site is available for development, and that there are no legal or ownership problems which could limit development.			

**Achievability summary**

This site adjacent to the urban area 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.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
40	41	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
87.20	116.27	145.34	27.87		81

**Yield summary**

Taking account of the character of the site and its surroundings, this site could be developed for about of 81 units at an average density of 35 dph which will provide an appropriate range of dwellings for the housing market in this location.

**Conclusion**

Because of its location and characteristics, this site could be suitable as a larger comprehensive development with adjacent land. If planned comprehensively this site could accommodate a mix of dwellings of about 81 units which could be started in about 2014 and completed by 2016, depending on the Council's eventual distribution of development strategy.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
42	Yapton	5.91	Arun
<b>Site Address</b>		<b>Type of site</b>	
Land off Burndell Road 1		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Agriculture		No planning status	
<b>Description of site</b>			
The site consists of two large fields which are relatively flat. The site is surrounded by trees and bushes. One field is in agricultural use and the other is used by dog walkers. The site is located on the edge of urban area. Access is off Fellows Gardens/ Burndell Road.			
<b>Policy context</b>			
The site is located outside the settlement boundary and within the countryside where development for housing is not generally permitted. (Policy GEN3).			
<b>Physical constraints</b>			
The Council has identified potential contamination, groundwater emergence zone and groundwater flood risk.			
<b>Potential impacts</b>			
<p>There are listed buildings adjacent to the site.</p> <p>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.</p> <p>The EDAW Study says the site has a contained character.</p> <p>The landscape appraisal for this study says that this site lies in LCA 30 – Bilsham Coastal Plain (Substantial Sensitivity; Slight Value; Low/Medium Capacity). The site, ideally combined with Site 43, appears to be suitable for development in landscape/visual terms although significant advanced infrastructure planting should be provided to both establish an internal landscape structure and a firm settlement boundary along the southern edge.</p>			
<b>Suitability summary</b>			
The site should be considered with site 43. There appears to be new house building on adjacent land to north. The site is outside but adjoins the urban area. Currently development on this site would contravene policy and therefore the site is not considered to be suitable. However, from the information available, the site is considered suitable for future housing potential. The site could offer a suitable location for development and could contribute to the creation of sustainable, mixed communities.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here. The site has been previously actively promoted through the planning system.			

**Achievability summary**

From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site at the current time, subject to a recovery in the housing market.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	50
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
65	50	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
177.26	236.35	295.44	27.92		165

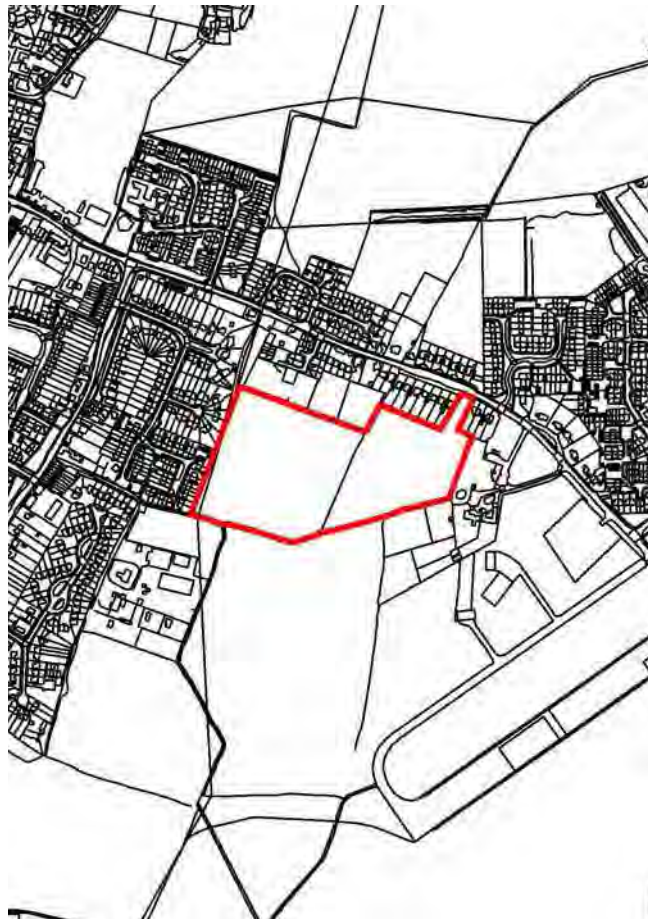
**Yield summary**

Taking account of the character of the site and its surroundings, this site could be developed for about 165 units at an average density of 35 dph which will provide an appropriate range of dwellings for the housing market in this location.

**Conclusion**

Currently development on this site would contravene policy and therefore the site would not be considered to be suitable. However, the site has future potential and could contribute to the creation of a sustainable, mixed community.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
43	Yapton	1.03	Arun
<b>Site Address</b>		<b>Type of site</b>	
Land off Burndell Road (2)		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Vacant		No planning status	
<b>Description of site</b>			
Fenced, vacant plot of land surrounded by trees and hedging.			
<b>Policy context</b>			
The site is located outside the current settlement boundary within the Countryside where development for housing is not generally permitted. (Policy GEN3).			
<b>Physical constraints</b>			
The Council have identified potential contamination, groundwater emergence zone and groundwater flood risk.			
<b>Potential impacts</b>			
<p>Adjacent to listed buildings.</p> <p>The EDAW Study says the site has a contained character.</p> <p>The landscape appraisal for this study says that the site is in LCA 30 – Bilsham Coastal Plain (Substantial Sensitivity; Slight Value; Low/Medium Capacity). The site is a narrow strip of land of unmanaged land located south of properties off Burndell Road (which includes a more recent residential development that adjoins the site and appears to provide suitable access. The remnant field is contained on the southern side by a reasonable hedgerow whilst there is little definition provided along the southern side of the existing housing edge. The site is suitable for development; the southern boundary hedgerow should be safeguarded and reinforced.</p>			
<b>Suitability summary</b>			
The site is outside the built up area but adjoins the urban area. 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 for future housing potential. The site could offer a suitable location for development and could contribute to the creation of sustainable, mixed communities.			
<b>Market appraisal</b>			
<p>Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.</p>			
<b>Availability summary</b>			
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.			

**Achievability summary**

This site adjacent to the urban area is in a location that developers find attractive to bring forward housing sites for development. The market should have substantially recovered from the economic downturn of 2008 by the time this site has been assessed through the LDF and application process, so achievability should not be in any doubt in the medium term.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
0	20	17	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
30.80	41.07	51.33	36.04		37

**Yield summary**

Taking account of the character of the site and its surroundings, this site could be developed for about 37 units at an average density of 40 dph which will provide an appropriate range of dwellings for the housing market in this location.

**Conclusion**

The site is adjacent to the settlement boundary and would form a logical extension to the settlement. However the current policy constraint would have to be overcome. This might be possible in the next 10 years

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
98	Yapton	2.39	Arun
<b>Site Address</b>		<b>Type of site</b>	
Land at Orchard Nurseries Business Park		Mixed	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Commercial		Not Known	
<b>Description of site</b>			
This is a relatively flat site, containing industrial buildings. The site is located on the edge of the urban area. Access is off North End Road.			
<b>Policy context</b>			
PPS23 Planning and Pollution Control. 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).			
<b>Physical constraints</b>			
Loss of commercial floor space, potential contamination, groundwater emergence zone, groundwater flood risk area and historic surface water area.			
<b>Potential impacts</b>			
<p>In a previous Landscape Study conducted in 2006, this area was judged as having a 'Medium/ High' Landscape Capacity for development. This was based on an assessment of the areas Landscape Value and Landscape Sensitivity.</p> <p>The landscape appraisal for this study says that the site is a former nursery site which is now an employment site (Orchard Business Park) with some large industrial style buildings, smaller sheds, and a house; the western quarter of the site is grass defined by screen planting. The eastern boundary of the developed part is defined by a hedge with the northern boundary screened by a tall belt of conifers. The proposed site also includes a rectangular area of greenfield land (part of a larger arable field) to the east of the developed part of the site. The greenfield part of the site is not contained and, given its close proximity to the Conservation Area just to the east and proximity to well used rights of way, is not considered suitable for development. A well designed scheme with a significant landscape component has the potential to improve the character of the existing employment site, although boundaries (particularly the eastern part) should be defined by significant new native planting the greenfield element would provide a suitable location for this to realise the full potential of the currently developed part.</p>			
<b>Suitability summary</b>			
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 western part of 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.			
<b>Market appraisal</b>			
<p>Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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.</p> <p>Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.</p>			
<b>Availability summary</b>			
The owner or agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development.			



**Achievability summary**

This site adjacent to the urban area 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 commercial, taking account of any community gain package, including affordable housing and other S.106 obligations, as well as abnormal development costs.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	20
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
20	15	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
71.73	95.64	119.55	23.00		55

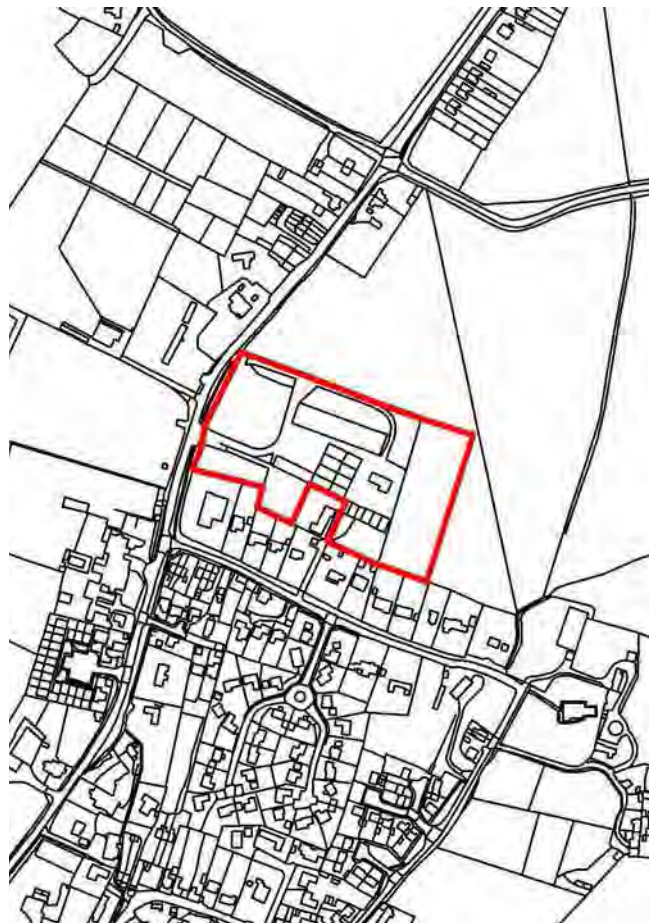
**Yield summary**

Taking account of the character of the site and its surroundings, the existing built up part of the site could be developed for about 55 units which will provide an appropriate range of dwellings for the housing market in this location.

**Conclusion**

Because of its location and characteristics, the western developed part of this site would be suitable for a mix of dwellings of about 55 units which could be started in about 2013 and completed by 2016, depending on the Council's eventual strategy for the distribution of development.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
107	Yapton	7.50	Arun
<b>Site Address</b>		<b>Type of site</b>	
Land to the rear of Burndell Road,		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Urban Fringe/ Woodland		No planning status	
<b>Description of site</b>			
The site is relatively flat and partly covered by trees and bushes. A footpath runs through the centre of the site. The site is located on the edge of the urban area off Goodhew Close / Burndell Road.			
<b>Policy context</b>			
The site is located within the Countryside where development for housing is not generally permitted. (Policy GEN3).			
<b>Physical constraints</b>			
It appears to be well used by accessible public footpaths. While there are a number of different access points, it is uncertain if they could serve whole site. Loss of well used open space, potential contamination, historic landfill. Council has identified a groundwater emergence zone and groundwater flood risk. Historic canal route to the northern part of the site.			
<b>Potential impacts</b>			
<p>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.</p> <p>The EDAW Study says the site has a contained character.</p> <p>The landscape appraisal for this study says that the site may be developed without wider landscape and visual impact although the enclosing vegetation should be protected, retained, and extended along the north western boundary to contain that part of the site (unless the land in the adjacent western end of this site is identified for open space).</p>			
<b>Suitability summary</b>			
The site is adjacent to the settlement and could offer some longer term potential, however it is a well used open space and has access issues that will need to be overcome.			
<b>Market appraisal</b>			
<p>Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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.</p> <p>Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.</p>			
<b>Availability summary</b>			
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.			

**Achievability summary**

This site adjacent to the urban area 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. The developable area will be reduced given the flood constraints and mitigation against this is essential to ensure the site comes forward.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
0	0	40	40	40	40
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
37	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
225.08	300.11	375.14	26.26		197

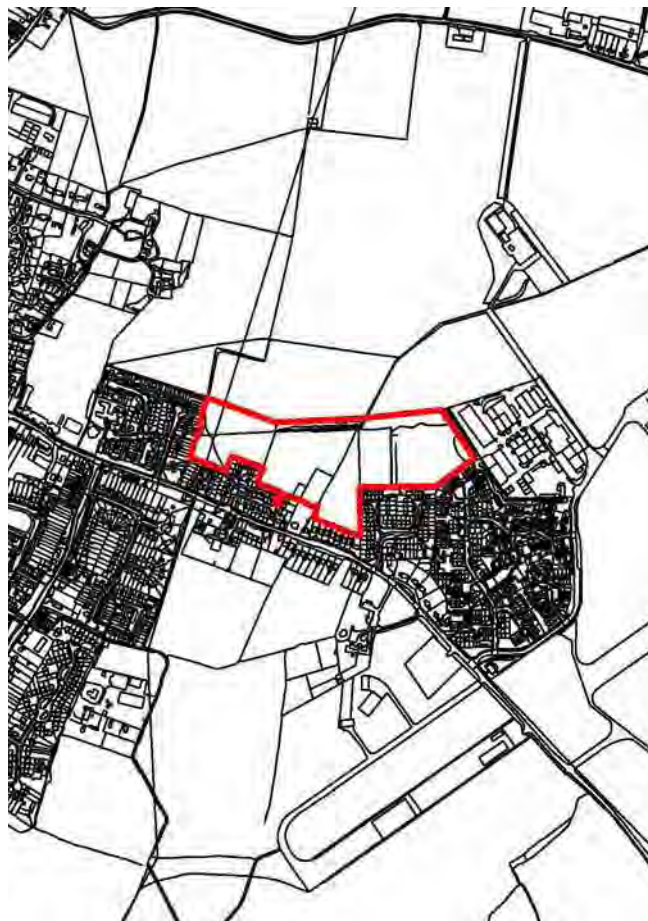
**Yield summary**

Taking account of the character of the site and its surroundings, this site will likely to be developed for about 197 units at an average density of 35 dph which will provide an appropriate range of dwellings for the housing market in this location.

**Conclusion**

Because of its location and characteristics, this site would be suitable for a mix of dwellings of about 197 units which could be started in about 2016 and completed by 2021, depending on the Council's eventual distribution of development strategy.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
Y7	Yapton	1.06	Arun
<b>Site Address</b>		<b>Type of site</b>	
Land to north of Yapton C of E Primary School		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Agriculture		Not Known	
<b>Description of site</b>			
The site consist of a large open field bounded by hedges used as a grazing field. The surrounding area is rural in character. Access is off North End Road.			
<b>Policy context</b>			
The site is located outside the settlement boundary and within the Countryside where development for housing is not generally permitted. (Policy GEN3).			
<b>Physical constraints</b>			
The site is located within a groundwater emergence zone and historic surface water area. There is potential for groundwater flood risk.			
<b>Potential impacts</b>			
In a previous Landscape Study conducted in 2006, this area was judged as having a 'Medium/ High' Landscape Capacity for development. This was based on an assessment of the areas Landscape Value and Landscape Sensitivity. The landscape appraisal for this study says that whilst the site is clearly beyond the settlement boundary, it relates reasonably well to the settlement pattern. With suitable strategic planting along the western side development could be accommodated without significant adverse landscape or visual effects.			
<b>Suitability summary</b>			
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			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
The owner/agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development. The agent has confirmed that the landowners are considering promotion through the LDF process.			

**Achievability summary**

This site adjacent to the urban area is in a location that developers find attractive to bring forward housing sites for development. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
15	15	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
31.68	42.24	52.80	28.41		30

**Yield summary**

Taking account of the character of the site and its surroundings, this site could be developed for about 30 units at an average density of 35 dph which will provide an appropriate range of dwellings for the housing market in this location.

**Conclusion**

Because of its location and characteristics, this site would be suitable for a mix of dwellings of about 30 units which could be started in about 2014 and completed by 2016, depending on the Council's eventual distribution of development strategy.

**Site plan**



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Appendix 9

Sites with future potential outside settlements where availability is uncertain

Site ref	Settlement	Site Area (ha)	Local Authority
EA10	Eastergate	0.58	Arun
<b>Site Address</b>		<b>Type of site</b>	
Land to west of Lower Fontwell Avenue		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Agriculture		Not Known	
<b>Description of site</b>			
This is a large flat rectangular field, bounded by trees and bordering the main road. The site is located on the edge of urban area. Access is off Fontwell Avenue.			
<b>Policy context</b>			
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 Conservation Area to the south (Local Plan Policy AREA2) and there are listed buildings close by. PPS25 Flooding and PPG15 Planning and the Historic Environment.			
<b>Physical constraints</b>			
The site is next to a busy road and there is potential for contamination, and groundwater flood risk.			
<b>Potential impacts</b>			
In a previous Landscape Study conducted in 2006, this area was judged as having a '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 character. The landscape appraisal for this study says that Sites EA9, EA10, EA12 lie on the western side of the A29 on the western edge of Eastergate. The area around the junction between the A29 and B2233 is a Conservation Area. The site is suitable for development, subject to compatibility with the neighbouring use.			
<b>Suitability summary</b>			
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.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
It has not been possible to contact the owner/agent for this site. Availability is therefore unknown and there is no confidence in the site being available and coming forward for development.			



**Achievability summary**

From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site at the current time, as the site is currently unavailable.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
0	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
17.39	23.19	28.99	0.00		0

**Yield summary**

**Conclusion**

Because of the site's location within the Area of Search the site has potential in principle for further consideration. However, it has not been possible to contact the owner/agent for this site. Availability is therefore unknown and there is no confidence in the site being available and coming forward for development. The site should be monitored and reviewed on a regular basis.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
EA12	Eastergate	0.68	Arun
<b>Site Address</b>		<b>Type of site</b>	
Land surrounding Long House, Nyton Road,		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Agriculture, Allotments		Not Known	
<b>Description of site</b>			
The site consists of three distinct plots of land bounded by hedge and fencing. The north eastern edge of the site is used as allotments (rural gap). The site is located on the edge of urban area and access is off Nyton Road / Fontwell Avenue.			
<b>Policy context</b>			
The site adjoins Conservation Area to the south (Local Plan Policy AREA2) and there are listed buildings close by. PPS25 Flooding and PPG15 Planning and the Historic Environment. The site is part of a wider area identified as a possible Area of Search site within Arun District Councils Core Strategy Options for Growth Document (Option 2- Expansion of Inland settlements)			
<b>Physical constraints</b>			
Vehicular access. The site is located within flood zone 2, 3a and 3b (fluvial). There is potential for groundwater flood risk and historic surface water area.			
<b>Potential impacts</b>			
<p>In a previous Landscape Study conducted in 2006, this area was judged as having a 'Medium' Landscape Capacity for development. This was based on an assessment of the areas Landscape Value and Landscape Sensitivity. EDAW Study says the site has an exposed character.</p> <p>The landscape appraisal for this site says that Sites EA9, EA10, EA12 lie on the western side of the A29 on the western edge of Eastergate; Sites EA9 and EA12 abut Site WE1 to the west. The area around the junction between the A29 and B2233 is a Conservation Area. Most of the western part of EA12 appears suitable for development being contained by existing development to the west and east, although any such development should respect the setting of the Conservation Area. The site is closely related to EA9. Site EA9 and the eastern part of Site EA12 provide a significant local gap in the otherwise developed frontage of the A29 where Eastergate and Westergate meet. It is recommended that these two sites are retained undeveloped for this reason and the link that they provide to the countryside to the west, unless Site WE1 to the west is to be identified for development, in which case these sites should come forward together as a combined allocation.</p>			
<b>Suitability summary</b>			
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. Site identified within flood zone 3a where an exception test needs to be passed to justify housing development. Site is within flood zone 2 which is an area where development could occur subject to appropriate mitigation measures.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
It has not been possible to contact the owner/agent for this site. Availability is therefore unknown and there is no confidence in the site being available and coming forward for development.			

**Achievability summary**

The site is part of a wider area identified as a possible Area of Search site within Arun District Councils Core Strategy Options for Growth Document (Option 2- Expansion of Inland settlements) The whole area is earmarked for 2,500 houses. From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site at the current time.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
0	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
20.42	27.23	34.03	0.00		0

**Yield summary****Conclusion**

Because of the sites location within the Area of Search the site is suitable in principle for further consideration. However, it has not been possible to contact the owner/agent for this site. Availability is therefore unknown and there is no confidence in the site being available and coming forward for development. The site should be monitored and reviewed on a regular basis.

**Site plan**

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Site ref	Settlement	Site Area (ha)	Local Authority
F6	Findon	3.32	Arun
<b>Site Address</b>		<b>Type of site</b>	
Open space between the High Street and the A24		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Agriculture		Not Known	
<b>Description of site</b>			
The site is flat and unusual in shape. The site is located between the A24 and properties to the rear of the High Street. A tree avenue runs east-west and the boundary consists of trees and hedgerows. The site is located on the edge of the built up area. Access is off the High Street / A24.			
<b>Policy context</b>			
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 is located within AONB where development other than for agriculture, forestry, mineral extraction or disposal of waste, quiet informal recreation, rural diversification or essential community needs will not be permitted (Local Plan Policy Area 9). The site is within the proposed South Downs National Park.			
<b>Physical constraints</b>			
Existing trees and noise from the main road. There is potential for groundwater flood risk.			
<b>Potential impacts</b>			
Impact on AONB/proposed National Park. The landscape appraisal for this study states that Site F6 comprises two small remnant fields (one pasture, one arable) that lie between the western edge of the village and the A24 Findon bypass. The fields appeared to have originally formed part of the Findon Place estate but are now severed from the house and its more immediate surroundings by the road. The two fields are separated by a track (part of the Monarch's Way) with a number of mature trees alongside; the track appears to have formed part of the original approach to Findon Place (and is therefore likely to be of historic value) and is accessed off the High Street between two historic buildings (with stone boundary walls) on a shallow bend. The ability to achieve a safe access without unacceptable harm to these features and their setting, and the mature trees, appears unlikely. Notwithstanding these apparent constraints and the policy tests that apply to development in the AONB, the fields are suitable for well-designed, lower density development as the site is well contained from the wider landscape. As such development is unlikely to detract from the wider setting of the village (the existing edge of the village is formed by rear gardens of more modern development principally and the site is discreet from the village core). However, the potential development capacity is likely to be also constrained significantly by the need to safeguard the trackside trees and vegetation in/alongside other parts of the site and the need to reinforce the bypass edge (the road is also particularly noisy).			
<b>Suitability summary</b>			
Outside but adjoining the settlement boundary and in AONB/proposed National Park. Development on this site would contravene policy and therefore the site would not be considered to be suitable. However, should the Council consider that the village requires local housing development in the future to meet local needs, the site is considered to have future potential subject to development not adversely affecting historic features and mature trees.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
Information gathered for the purposes of this study suggests that there is no confidence in the site being available and coming forward for development, because the owner is unknown, and no-one is promoting the site for development.			

**Achievability summary**

From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site at the current time.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
0	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
99.60	132.80	166.00	0.00		0

**Yield summary**

**Conclusion**

The site is outside but adjoining the settlement boundary and in AONB/proposed National Park. Currently development on this site would contravene policy and therefore the site would not be considered to be suitable. However, should the Council consider that the village requires local housing development in the future to meet local needs, the site is considered to have future potential subject to development not adversely affecting historic features and mature trees. Notwithstanding this, there is no confidence in the site being available and coming forward for development, because the owner is unknown, and no-one is promoting the site for development.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
F8	Findon	0.59	Arun
<b>Site Address</b>		<b>Type of site</b>	
Soldiers Field House, Soldiers Field Lane		Mixed	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Residential		Not Known	
<b>Description of site</b>			
The site is slightly sloping residential property with a tennis court. There is a mature hedge around site. The site is on the edge of urban area. Access is off Soldiers Field Lane.			
<b>Policy context</b>			
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 is located within AONB where development other than for agriculture, forestry, mineral extraction or disposal of waste, quiet informal recreation, rural diversification or essential community needs will not be permitted (Local Plan Policy Area 9). The site is within the proposed South Downs National Park.			
<b>Physical constraints</b>			
The site is in use and there is potential for groundwater flood risk.			
<b>Potential impacts</b>			
Impact on AONB/proposed national Park. The landscape appraisal for this study says that this site is one of a loose cluster of small sites lying on the eastern edge of Findon. The site is a large detached property (Soldier's Field; circa 1950-60's) set within a large garden, with tennis court, surrounded by tall beech hedges, in a prominent position on the eastern edge of the village, just outside the built up area boundary which strikes a north south line along a public right of way. The property is likely to be apparent from a number of rights of way on the open rising downland to the east. If development is to come forward here it should be restricted to the sympathetic redevelopment of the site with no appreciable increase in scale; a more appropriate design would be a significant benefit in this exposed location. Alternatively, if combined with site 16, there is the potential to bring forward a comprehensive design solution that, with control over wider land, could bring about a better more attractive landscaped edge to this exposed edge of the village (and therefore contribute to the enhancement of the AONB). If such wider improvements cannot be secured it is very debatable as to whether a change to residential use is appropriate in this prominent position.			
<b>Suitability summary</b>			
Outside but adjoining the settlement boundary and in AONB/proposed National Park. Development on this site would contravene policy and therefore the site would not be considered to be suitable. However, should the Council consider that the village requires local housing development in the future to meet local needs, the site is considered to have future potential either on its own, or with adjacent land, subject to securing a comprehensive package of landscape improvements.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
It has not been possible to contact the owner/agent for this site. Availability is therefore unknown and there is no confidence in the site being available and coming forward for development.			

**Achievability summary**

From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site at the current time.

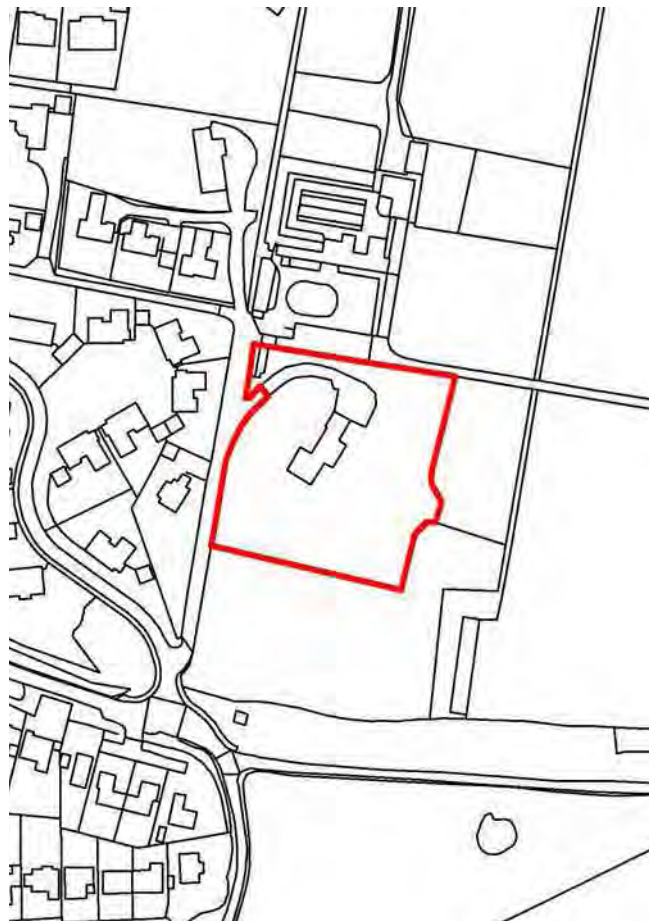
<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
0	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
17.68	23.57	29.47	0.00		0

**Yield summary**

**Conclusion**

The site is outside but adjoining the settlement boundary and in AONB/proposed National Park. Currently development on this site would contravene policy and therefore the site would not be considered to be suitable. However, should the Council consider that the village requires local housing development in the future to meet local needs, the site is considered to have future potential either on its own or combined with adjacent land provided a comprehensive package of landscape improvements is achieved. Notwithstanding this, there is no confidence in the site being available and coming forward for development, because the owner is unknown, and no-one is promoting the site for development.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
FON1	Fontwell	0.38	Arun
<b>Site Address</b>		<b>Type of site</b>	
Land to east of Old Police House		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Residential		Not Known	
<b>Description of site</b>			
The site consist of a fairly large flat plot including small buildings and trees, bounded by hedging. The site is located on the edge of urban area. Access is off Arundel Road.			
<b>Policy context</b>			
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). Close to proposed boundary of South Downs National Park.			
<b>Physical constraints</b>			
There is potential for groundwater flood risk and the site is located within an historic surface water area.			
<b>Potential impacts</b>			
In a previous Landscape Study conducted in 2006, this area was judged as having a 'Medium' Landscape Capacity for development. This was based on an assessment of the areas Landscape Value and Landscape Sensitivity.			
<b>Suitability summary</b>			
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.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
It has not been possible to contact the owner/agent for this site. Availability is therefore unknown and there is no confidence in the site being available and coming forward for development.			



**Achievability summary**

From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site at the current time but the site does have potential to provide a suitable and achievable location in the future

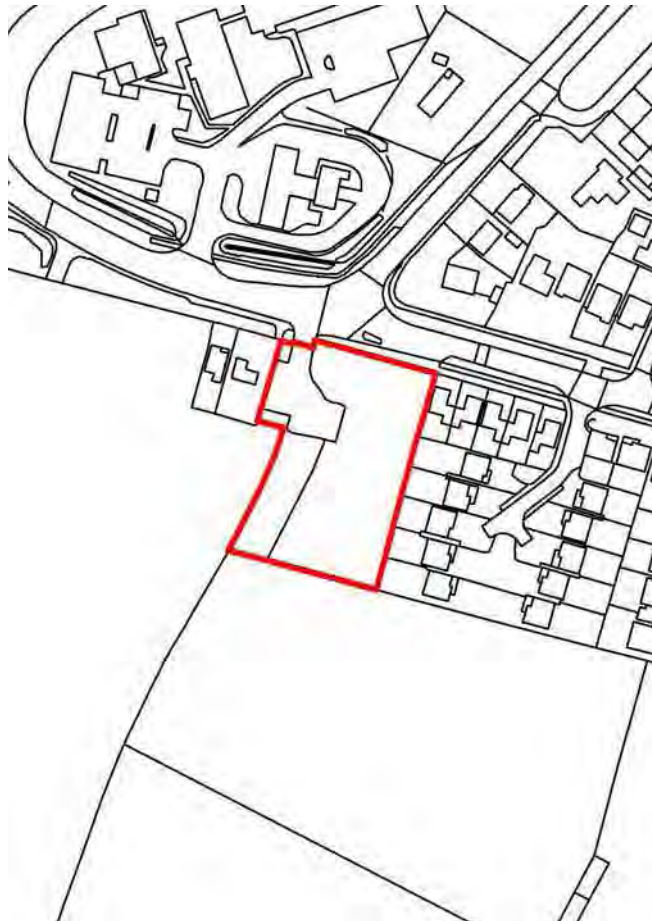
<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
0	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
11.27	15.03	18.78	0.00		0

**Yield summary**

**Conclusion**

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. However, it has not been possible to contact the owner/agent for this site. Availability is therefore unknown and there is no confidence in the site being available and coming forward for development. The site should be monitored and reviewed on a regular basis.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
P15	Pagham	17.32	Arun
<b>Site Address</b>		<b>Type of site</b>	
Land to north west of Hook Lane		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Agriculture		Not Known	
<b>Description of site</b>			
The site consists of a large agricultural plot of land, bounded on all sides by roads. The site is located on the edge of the urban area. Access is off Hook Lane / Pagham Road.			
<b>Policy context</b>			
PPS25 Flooding. 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 is located with a Strategic Gap (Local Plan Policy AREA10). Proximity to Pagham Harbour SPA and RAMSAR.			
<b>Physical constraints</b>			
The site is located within flood zone 2 (tidal), coast risk area and groundwater flood risk. The is also located within a historic surface water area.			
<b>Potential impacts</b>			
In a previous Landscape Study conducted in 2006, this area was judged as having a 'High' 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 a contained character. The landscape appraisal for this study states that the site is two triangular fields (the larger is in arable use) with only limited containment adjoining and overlooked by the urban edge at Hook Lane which is locally prominent. The site is also apparent from Pagham Road but is reasonably contained from wider area. It lies within LCA 6 (High Capacity). There appear to be no apparent constraints to development; if development were to be permitted it should deliver a robust landscaped western edge.			
<b>Suitability summary</b>			
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.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
It has not been possible to contact the owner/agent for this site. Availability is therefore unknown and there is no confidence in the site being available and coming forward for development.			

**Achievability summary**

From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site at the current time.

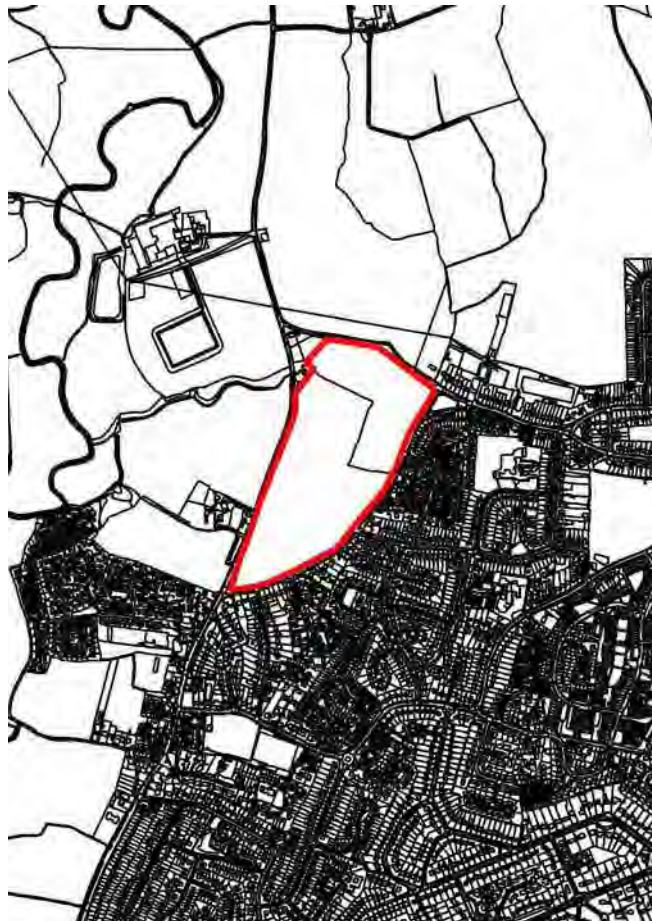
<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
0	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
519.61	692.81	866.02	0.00		0

**Yield summary**

**Conclusion**

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. However, it has not been possible to contact the owner/agent for this site. Availability is therefore unknown and there is no confidence in the site being available and coming forward for development. The site should be monitored and reviewed on a regular basis.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
P20	Pagham	5.05	Arun
<b>Site Address</b>		<b>Type of site</b>	
Pinecroft Stables, Copthorne Way		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Residential, Horse Stables		Not Known	
<b>Description of site</b>			
The site consists of a large field on edge of settlement used for agricultural purposes with a number of structures on site. There are mature trees to two sides of site. The site is located on the edge of urban area. Access is off Copthorne Way.			
<b>Policy context</b>			
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 is located within the strategic gap (Local Plan Policy AREA10).			
<b>Physical constraints</b>			
The site is currently in use and subject to groundwater flood risk.			
<b>Potential impacts</b>			
In a previous Landscape Study conducted in 2006, this area was judged as having a 'High' 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 a contained character. The landscape appraisal for this site states that the site is a series of fenced horse paddocks with complex of some stables and ménage. The site is quite well enclosed along the northern and western boundaries; more open to east but seen in context of the existing urban edge. Generally this is a discreet site located within LCA 6 (High Capacity); it appears suitable for development although a right of way and tree belt along the western side and the hedgerow to north should be safeguarded; boundary strengthening should be a requirement to the north, with the creation of a new landscaped boundary to the east.			
<b>Suitability summary</b>			
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.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
It has not been possible to contact the owner/agent for this site. Availability is therefore unknown and there is no confidence in the site being available and coming forward for development.			

**Achievability summary**

From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site at the current time.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
0	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
151.56	202.08	252.59	0.00		0

**Yield summary**

**Conclusion**

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. However, it has not been possible to contact the owner/agent for this site. Availability is therefore unknown and there is no confidence in the site being available and coming forward for development. The site should be monitored and reviewed on a regular basis.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
WE5	Westergate	0.17	Arun
<b>Site Address</b>		<b>Type of site</b>	
The Docks, Oaktree Lane		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Residential		Not Known	
<b>Description of site</b>			
The site is a flat rectangular plot forming part of a residential plot. The site is next to 90s new build development located on the edge of the urban area. Access is off Oaktree Lane.			
<b>Policy context</b>			
The site is partly 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 lies within an area which is being considered as a potential location for future strategic development of up to 2,500 houses. (Core Strategy Options for Growth consultation document February 2009).			
<b>Physical constraints</b>			
Existing buildings would potentially require demolition. There is potential to include land to the rear. There is potential for groundwater flood risk.			
<b>Potential impacts</b>			
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.			
<b>Suitability summary</b>			
The site straddles the settlement boundary. Currently development on all of this site would contravene policy. However, from the information available, the site offers a suitable location for future development and would contribute to the creation of sustainable, mixed communities. However there are current physical constraints which need to be overcome before development can be progressed. These include landscape and flooding.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
The site has not been promoted for development and ownership details are unknown. Therefore the site is not guaranteed as being available or suitable so the site is rejected from further consideration in this study. The site should be monitored and reviewed on a regular basis.			

**Achievability summary**

From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site at the current time but the site does have potential to provide a suitable and achievable location in the future. This site adjacent to the urban area is in a location that developers find attractive to bring forward housing sites for development. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good.

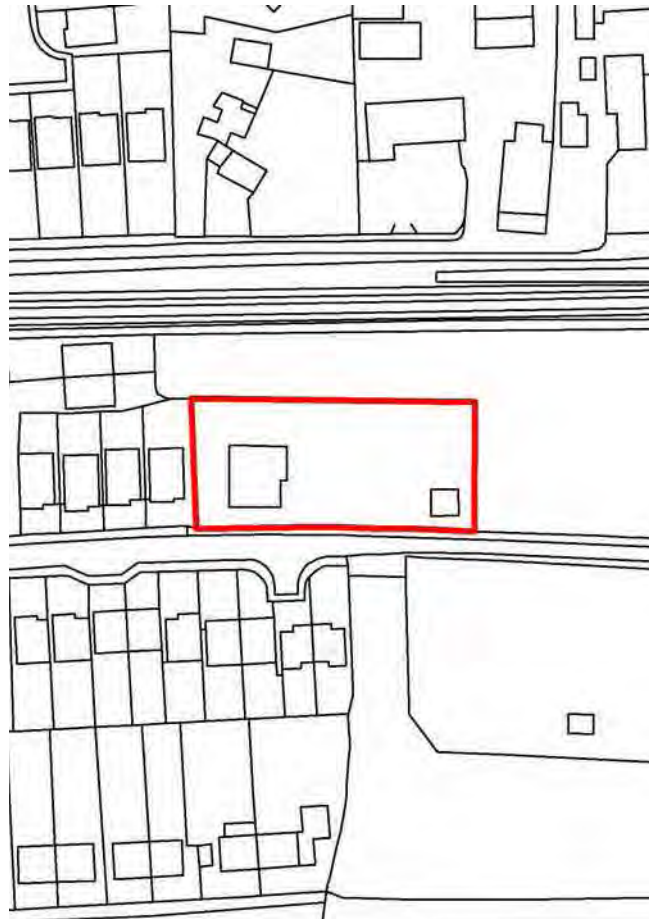
<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
0	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
4.98	6.64	8.30	0.00		0

**Yield summary**

**Conclusion**

The site offers a suitable location for future development and would contribute to the creation of sustainable, mixed communities. However there are current physical constraints which need to be overcome before development can be progressed. These include landscape and flooding. However, the site has not been promoted for development and ownership details are unknown. Therefore the site is not guaranteed as being available or suitable so the site is rejected from further consideration in this study. The site should be monitored and reviewed on a regular basis.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
WE10	Westergate	2.29	Arun
<b>Site Address</b>		<b>Type of site</b>	
Westergate Lodge, Westergate Street		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Residential		Not Known	
<b>Description of site</b>			
The site consists of a rectangular plot and tree and shrubs cover a large chunk of the site. There is a large detached property to the east of the site. The site is located on the edge of the built up area. Access is off Westergate Street.			
<b>Policy context</b>			
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 lies within an area which is being considered as a potential location for future strategic development of up to 2,500 houses. (Core Strategy Options for Growth consultation document February 2009).			
<b>Physical constraints</b>			
There is potential for groundwater flood risk.			
<b>Potential impacts</b>			
In a previous Landscape Study conducted in 2006, this area was judged as having a 'Medium/ High' 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 character. The landscape appraisal for this study says that the LCA rightly identifies the settlement fringes as having a Medium/High Capacity. The small scale pattern could accommodate development within the established landscape structure, although access to various parcels of land in this vicinity is likely to be a constraint unless a new north-south link is provided. Site WE10 lies in this area and is suitable for development, subject to ecological evaluation and protection of important trees although access may be a constraint, unless the site is developed as part of a larger comprehensive development area (see site 113).			
<b>Suitability summary</b>			
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.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
It has not been possible to contact the owner/agent for this site. Availability is therefore unknown and there is no confidence in the site being available and coming forward for development.			



**Achievability summary**

It has not been possible to contact the owner/agent for this site. Availability is therefore unknown and there is no confidence in the site being achievable and coming forward for development. The site should be monitored closely in the future.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
0	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
68.60	91.47	114.33	0.00		0

**Yield summary**

**Conclusion**

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. However, it has not been possible to contact the owner/agent for this site. Availability is therefore unknown and there is no confidence in the site being available and coming forward for development. The site should be monitored and reviewed on a regular basis.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
WE11	Westergate	3.93	Arun
<b>Site Address</b>		<b>Type of site</b>	
Land to rear of Aldingbourne Primary School		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Agriculture		Not Known	
<b>Description of site</b>			
Large plot - large open field to north with smaller field enclosed by numerous trees to south, access off St John's Close or Hook Lane.			
<b>Policy context</b>			
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 lies within an area which is being considered as a potential location for future strategic development of up to 2,500 houses. (Core Strategy Options for Growth consultation document February 2009).			
<b>Physical constraints</b>			
Vehicular access could be an issue and there could be potential for groundwater flood risk.			
<b>Potential impacts</b>			
The EDAW Study says the site has a contained character. The landscape appraisal for this study says that the LCA rightly identifies the settlement fringes as having a Medium/High Capacity. The small scale pattern could accommodate development within the established landscape structure, although access to various parcels of land in this vicinity is likely to be a constraint unless a new north-south link is provided. This site lies in this area. It is suitable for development subject to the retention of the good trees that lie within the southern part and safeguarding of the right of way on the northern boundary. Access appears to be constrained unless the site is developed as part of a larger comprehensive development (see site 113).			
<b>Suitability summary</b>			
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.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
Information gathered for the purposes of this study suggests that there is no confidence in the site being available and coming forward for development, because the landowners are not contactable. The availability position of the site should be monitored and reviewed annually.			

**Achievability summary**

From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site at the current time but the site does have potential to provide a suitable and achievable location in the future. This site adjacent to the urban area is in a location that developers find attractive to bring forward housing sites for development. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
0	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
117.96	157.28	196.60	0.00		0

**Yield summary**

**Conclusion**


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. However, it has not been possible to contact the landowner and the sites availability in unknown. The availability position of the site should be monitored and reviewed annually.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
WE12	Westergate	0.37	Arun
<b>Site Address</b>		<b>Type of site</b>	
Land to South of Byfields, Nyton Road		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Agriculture		Not Known	
<b>Description of site</b>			
The site consist of a wooded plot of land to rear of residential area. The site is located on the edge of the urban area. Access is off Nyton Road.			
<b>Policy context</b>			
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 lies within an area which is being considered as a potential location for future strategic development of up to 2,500 houses. (Core Strategy Options for Growth consultation document February 2009).			
<b>Physical constraints</b>			
The removal of existing trees and potential for groundwater flood risk.			
<b>Potential impacts</b>			
In a previous Landscape Study conducted in 2006, this area was judged as having a 'Medium/ High' Landscape Capacity for development. This was based on an assessment of the areas Landscape Value and Landscape Sensitivity.			
<b>Suitability summary</b>			
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.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
It has not been possible to contact the owner/agent for this site. Availability is therefore unknown and there is no confidence in the site being available and coming forward for development. The availability position of the site should be monitored and reviewed annually.			

<b>Achievability summary</b>						
From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site at the current time.						
<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>	
0	0	0	0	0	0	
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>	
0	0	0	0	0	0	
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>	
0	0	0	0	0	0	
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>	
11.23	14.97	18.72	0.00		0	
<b>Yield summary</b>						
<b>Conclusion</b>						
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. However, it has not been possible to contact the landowner and the sites availability in unknown. The availability position of the site should be monitored and reviewed annually.						
<b>Site plan</b>						
						

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Site ref	Settlement	Site Area (ha)	Local Authority
Y11	Yapton	10.63	Arun
<b>Site Address</b>		<b>Type of site</b>	
Land south of Tack Lee Road		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Vacant, Dog Walking Area		No planning status	
<b>Description of site</b>			
The site consist of a large open area with various footpaths, ditches, trees and bushes. The site is located on the edge of the built up area. Access is off Tacklee/Lovey's Roads, Millview Road.			
<b>Policy context</b>			
The site is located outside the settlement and within the Countryside where development for housing is not generally permitted. (Policy GEN3)			
<b>Physical constraints</b>			
Vehicular access could be difficult. The Council has identified a groundwater emergence zone and groundwater flood risk.			
<b>Potential impacts</b>			
<p>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.</p> <p>The EDAW Study says the site has an exposed to contained nature.</p> <p>The landscape appraisal as part of this study says that access appears to be good and the site is suitable for accommodating development without wider impact on the countryside (although the site is relatively remote from the main village facilities); the existing boundary vegetation should be safeguarded and preferably strengthened within the site to ensure that long term containment can be secured . Development in this location could provide an opportunity to provide a much more robust and appropriate landscaped edge to the settlement; however its extent should be limited to the northern arable field and the section of field to the south with extensive new advanced planting being provided along the boundaries to assimilate the development and create an edge before development occurs. Carefully located open space may contribute to the buffer. It is unclear whether the land immediately south of the development on Mill View Road is within the same ownership – if it is there would be significant benefit from seeking to extend structural planting to soften the village along this prominent edge as part of any development.</p>			
<b>Suitability summary</b>			
The site is outside the built up area but adjoins the urban area. 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 for future housing potential.			
<b>Market appraisal</b>			
<p>Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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.</p> <p>Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.</p>			
<b>Availability summary</b>			
Information gathered for the purposes of this study suggests that there is no confidence in the site being available and coming forward for development, because the owner is unknown, and no-one is promoting the site for development.			

**Achievability summary**

The landowner is unknown and no one is promoting the site therefore the site is not available and not achievable.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
0	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
318.93	425.25	531.56	0.00		0

**Yield summary**

**Conclusion**

The site is considered suitable for future housing potential. However, the site has not been promoted for development and ownership details are unknown. Therefore the site is not guaranteed as being available so the site is rejected from further consideration in this study. The site should be monitored and reviewed on a regular basis.

**Site plan**



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Site ref	Settlement	Site Area (ha)	Local Authority
Y15	Yapton	2.04	Arun
<b>Site Address</b>		<b>Type of site</b>	
Cinders Lane Nursery and works to the rear		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Horticulture		No planning status	
<b>Description of site</b>			
Number of vacant looking greenhouses (on a commercial scale) with access down a very narrow lane, Cinders Lane.			
<b>Policy context</b>			
The site is located outside the settlement boundary and within the Countryside where development for housing is not generally permitted. (Policy GEN3). Adjacent to protected allotments.			
<b>Physical constraints</b>			
Existing buildings would require demolition. There may be a loss of employment. Access could be difficult down Cinders Lane which is a very narrow track. The Council has identified a groundwater emergence zone and groundwater flood risk area.			
<b>Potential impacts</b>			
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 area's Landscape Value and Landscape Sensitivity.			
<b>Suitability summary</b>			
This site is a primarily brownfield site and offers a suitable location for future development subject to overcoming the current policy restrictions.			
<b>Market appraisal</b>			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 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. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
<b>Availability summary</b>			
The site has not been promoted for development and ownership details are unknown. Therefore the site is not guaranteed as being available or suitable so the site is rejected from further consideration in this study.			



**Achievability summary**

From the information available it is also considered that the site is not economically viable and the site is not likely to be developed in the foreseeable future.

<b>2008 - 2009</b>	<b>2009 - 2010</b>	<b>2010 - 2011</b>	<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>
0	0	0	0	0	0
<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
0	0	0	0	0	0
<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>
0	0	0	0	0	0
<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>
61.21	81.62	102.02	0.00		0

**Yield summary**

**Conclusion**

This site is a primarily brownfield site and offers a suitable location for development subject to overcoming the current policy restrictions. However, the site has not been promoted for development and ownership details are unknown. Therefore the site is not guaranteed as being available so the site is rejected from further consideration in this study. The site should be monitored and reviewed on a regular basis.

**Site plan**



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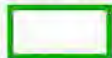
Appendix 10  
Settlement maps and all sites assessed



Sites with planning permission (after 1/4/08)



Sites with potential within settlements (Appendix 4)



Sites with future potential outside settlements (Appendices 8 and 9)



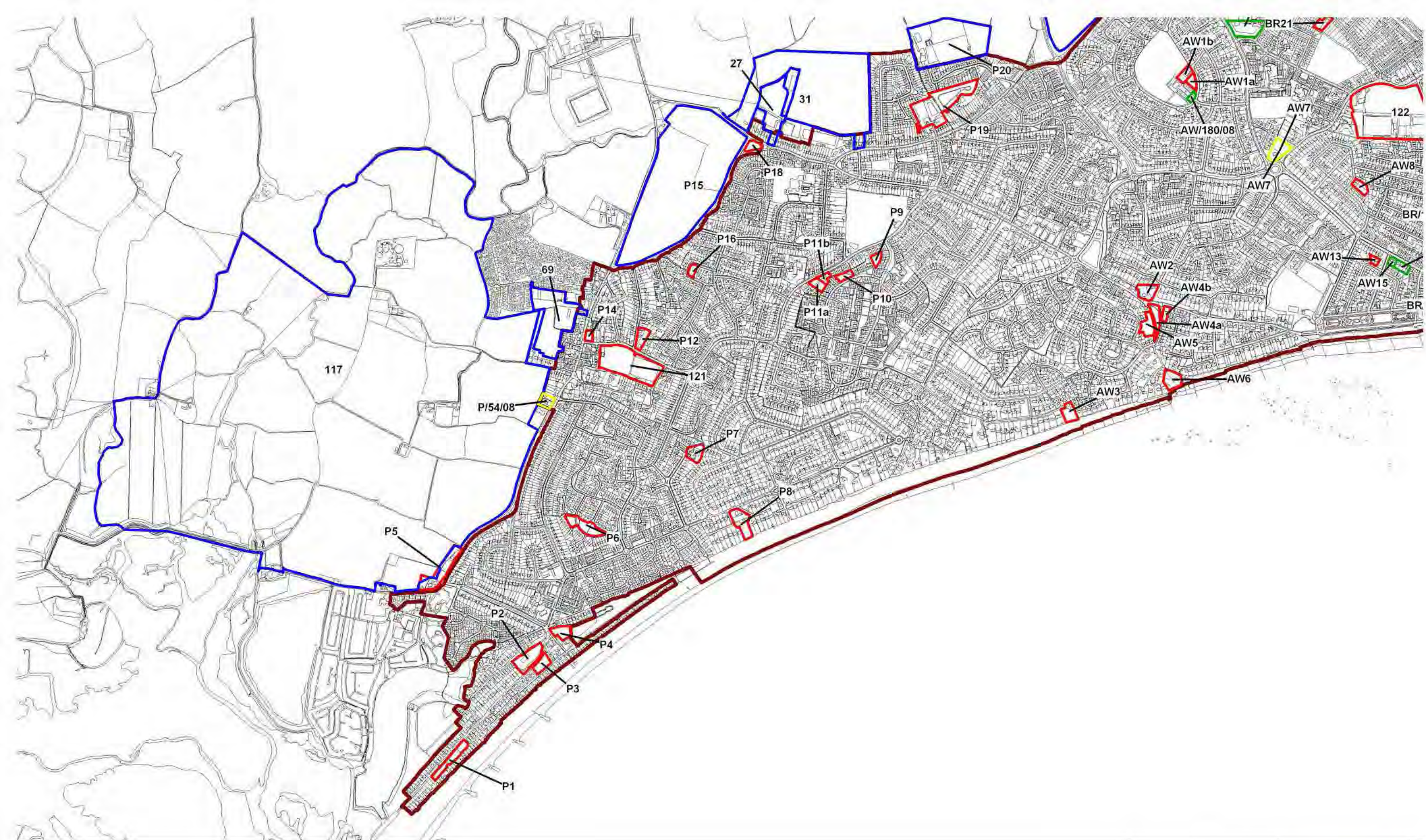
Rejected sites (Appendices 3 and 6)



Settlement boundary







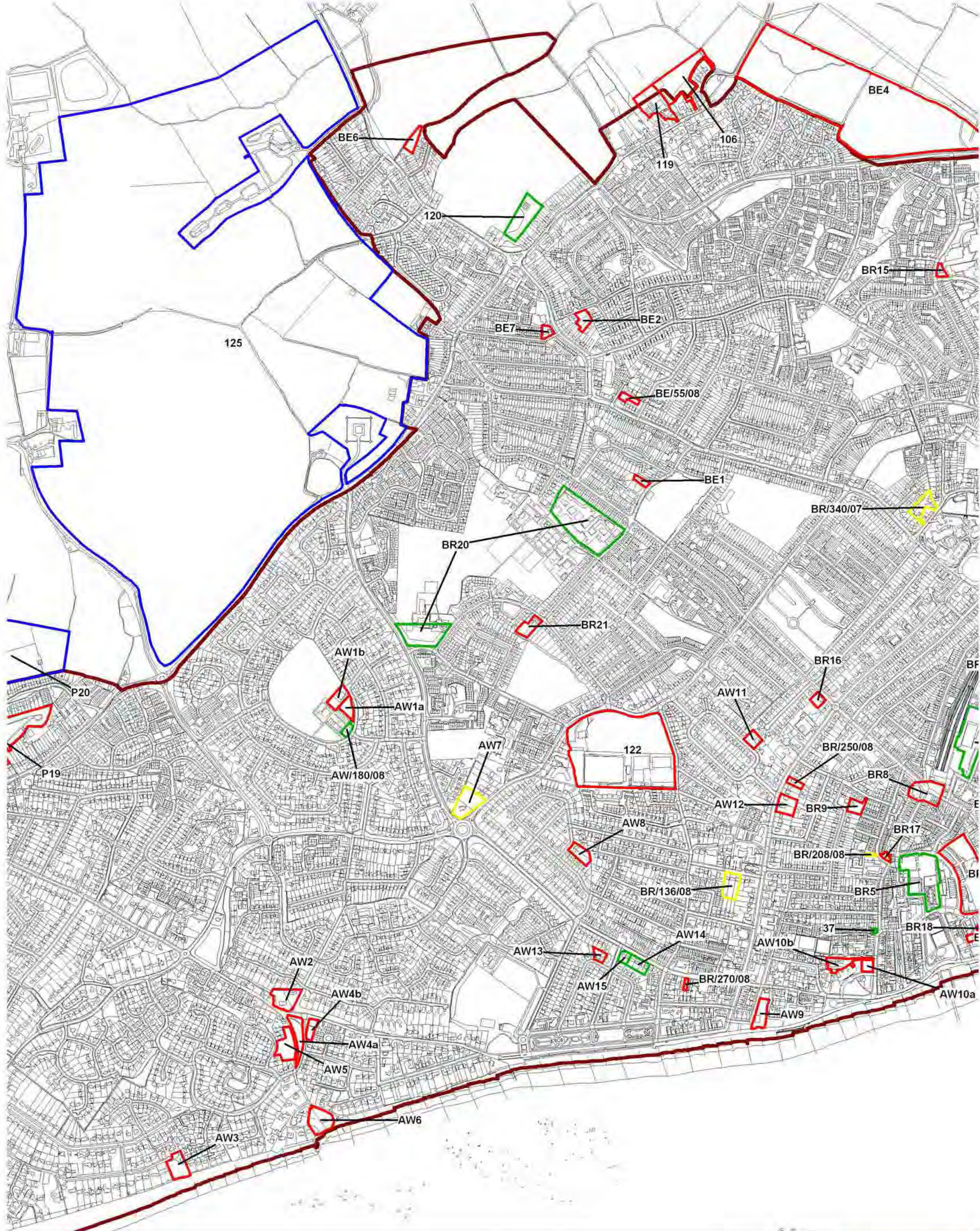
Pagham

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Scale: 1:14,000





Aldwick and Bersted

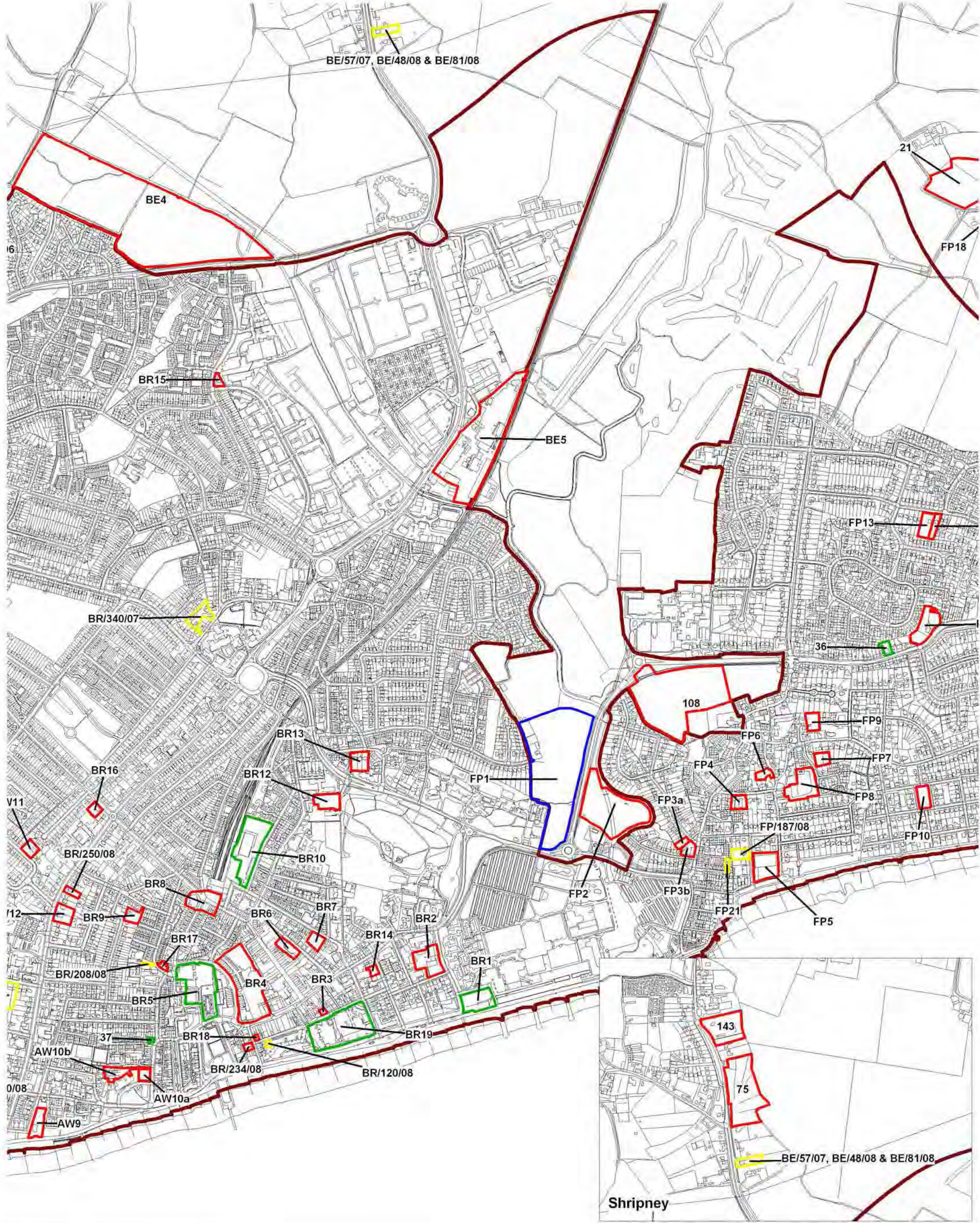
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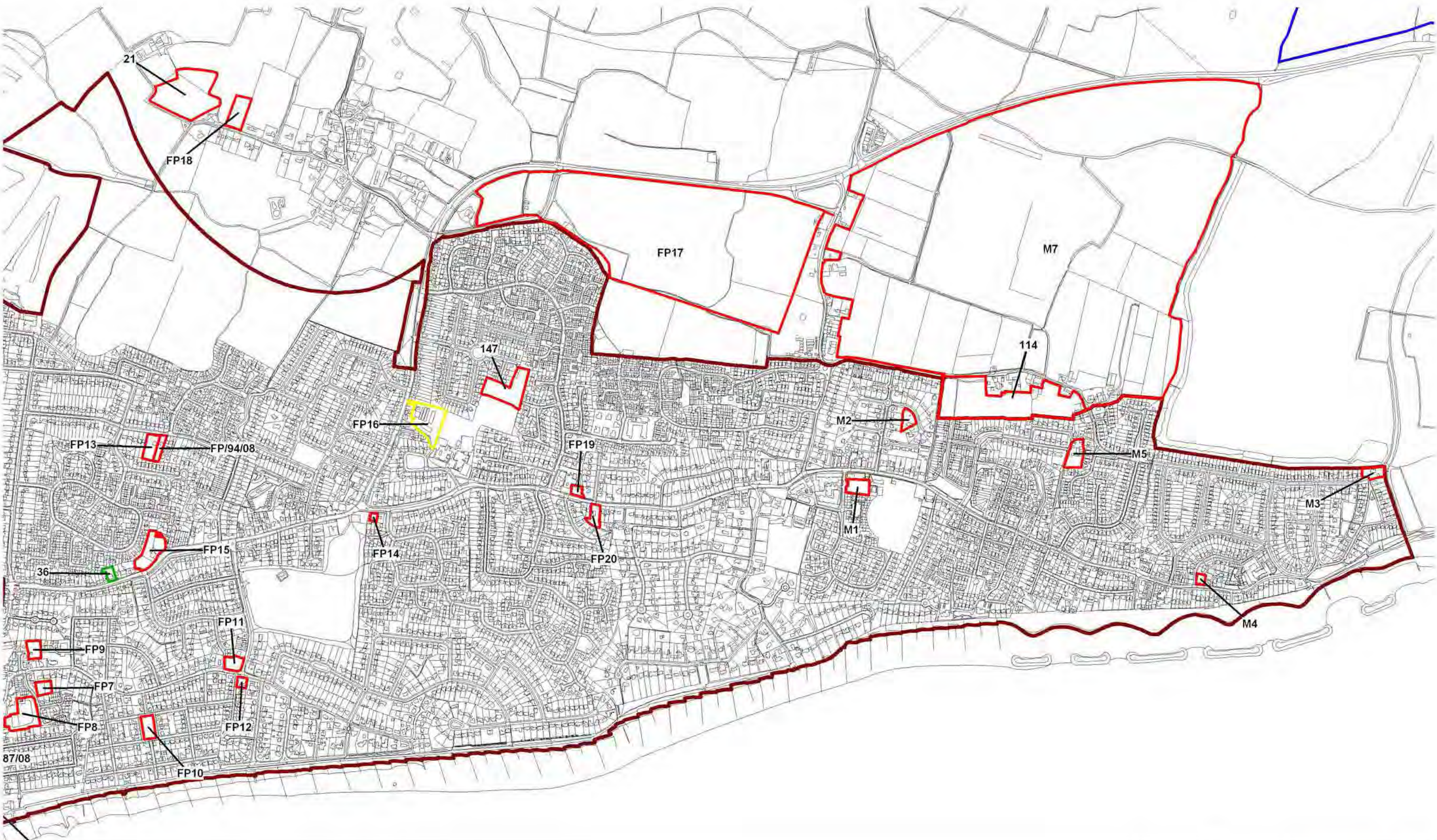
Bognor Regis and Felpham

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Scale: 1:10,000



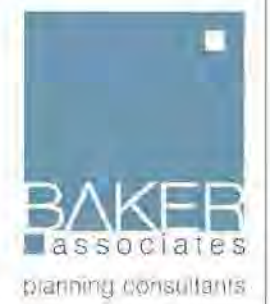


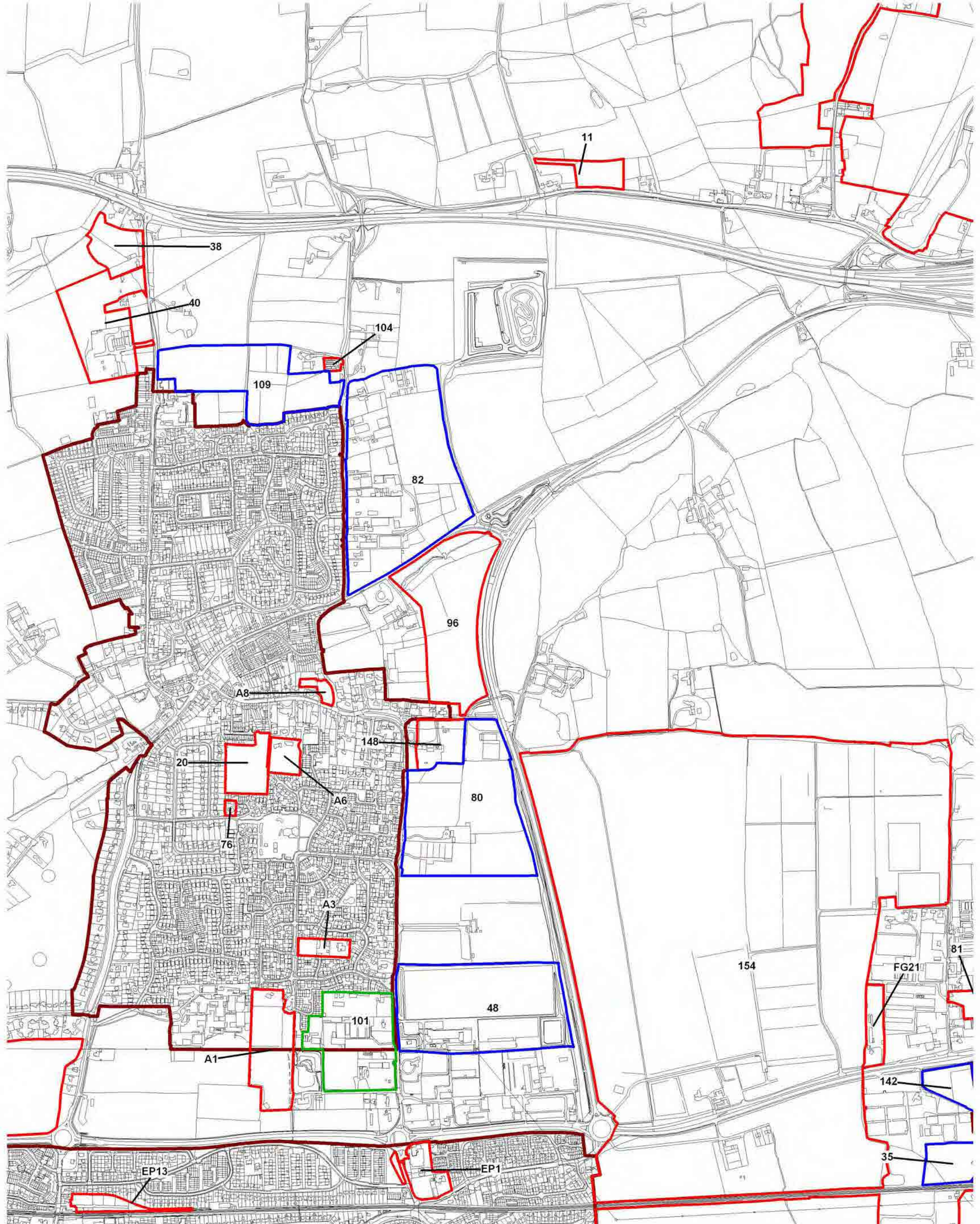
Felpham and Middleton

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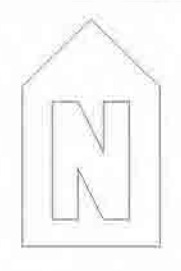
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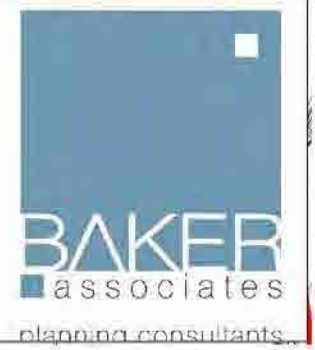


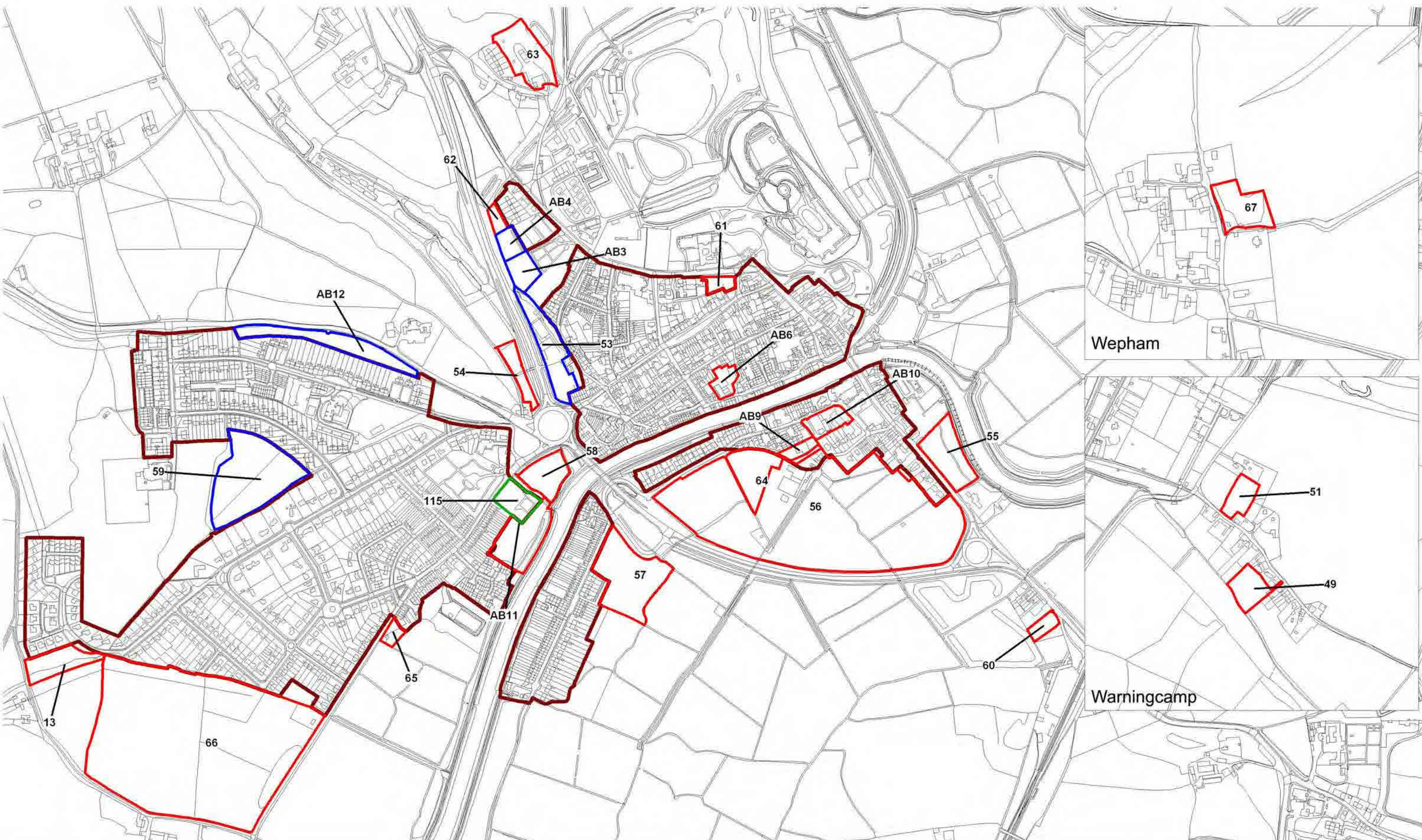
Angmering

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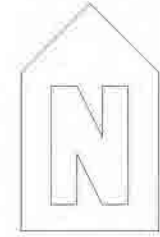
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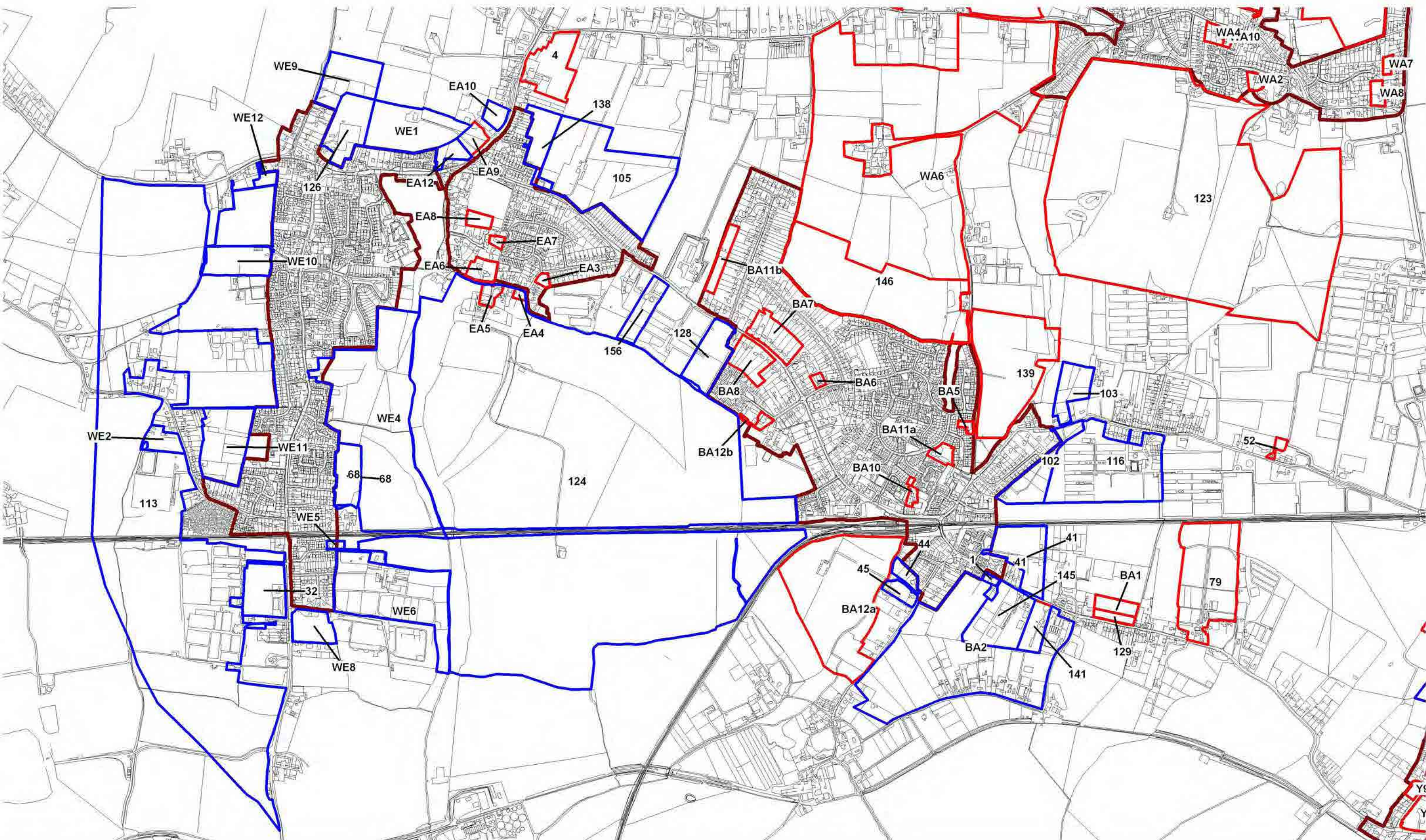
Arundel

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Scale: 1:7,000



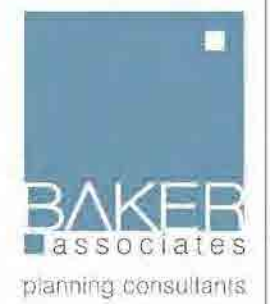


Barnham, Eastergate and Westergate

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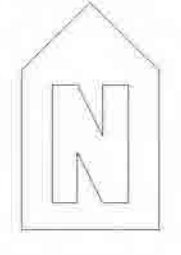


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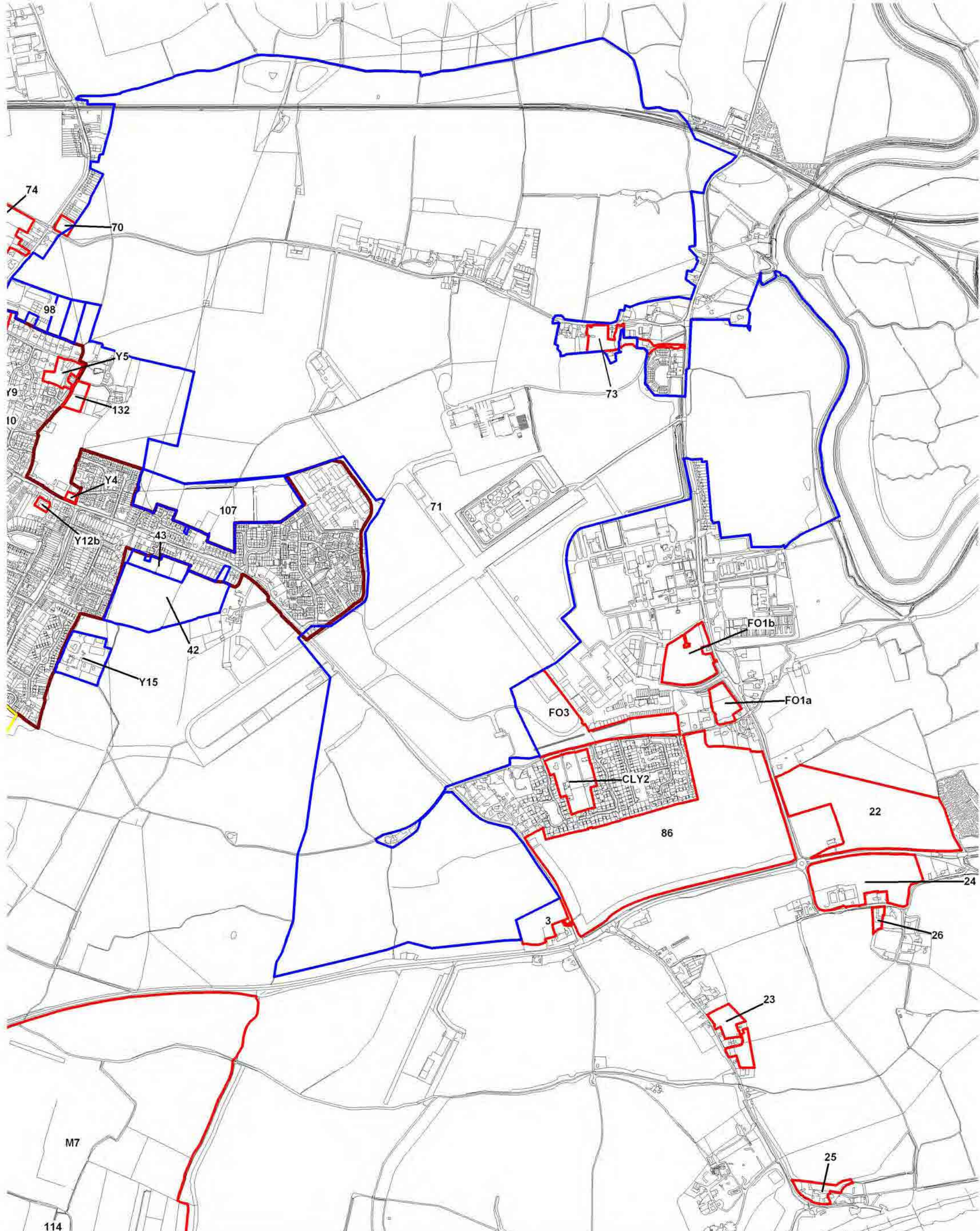
Clapham and Patching



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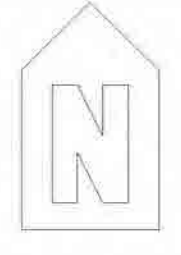


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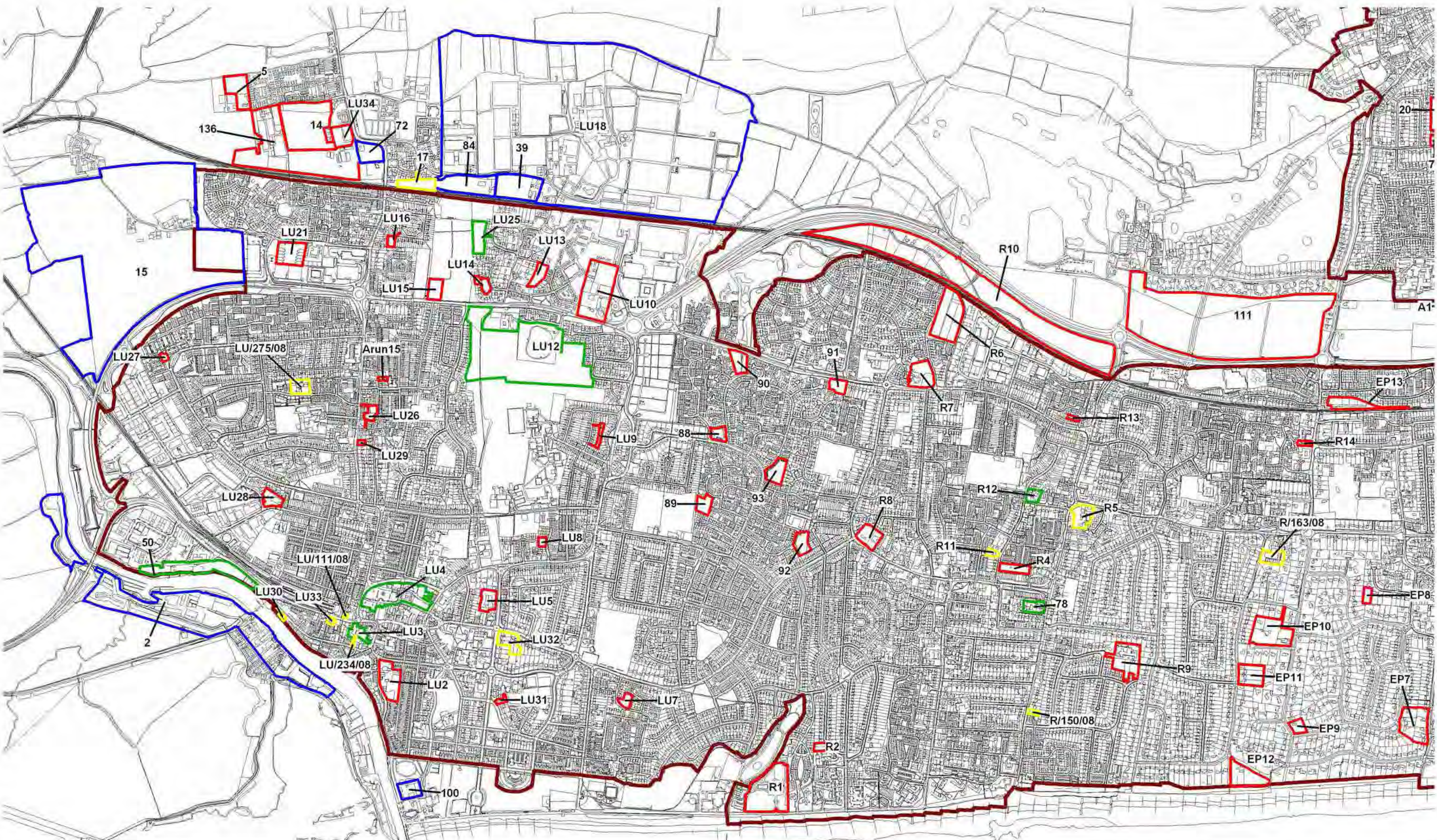
Clymping and Ford

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Littlehampton and Rustington

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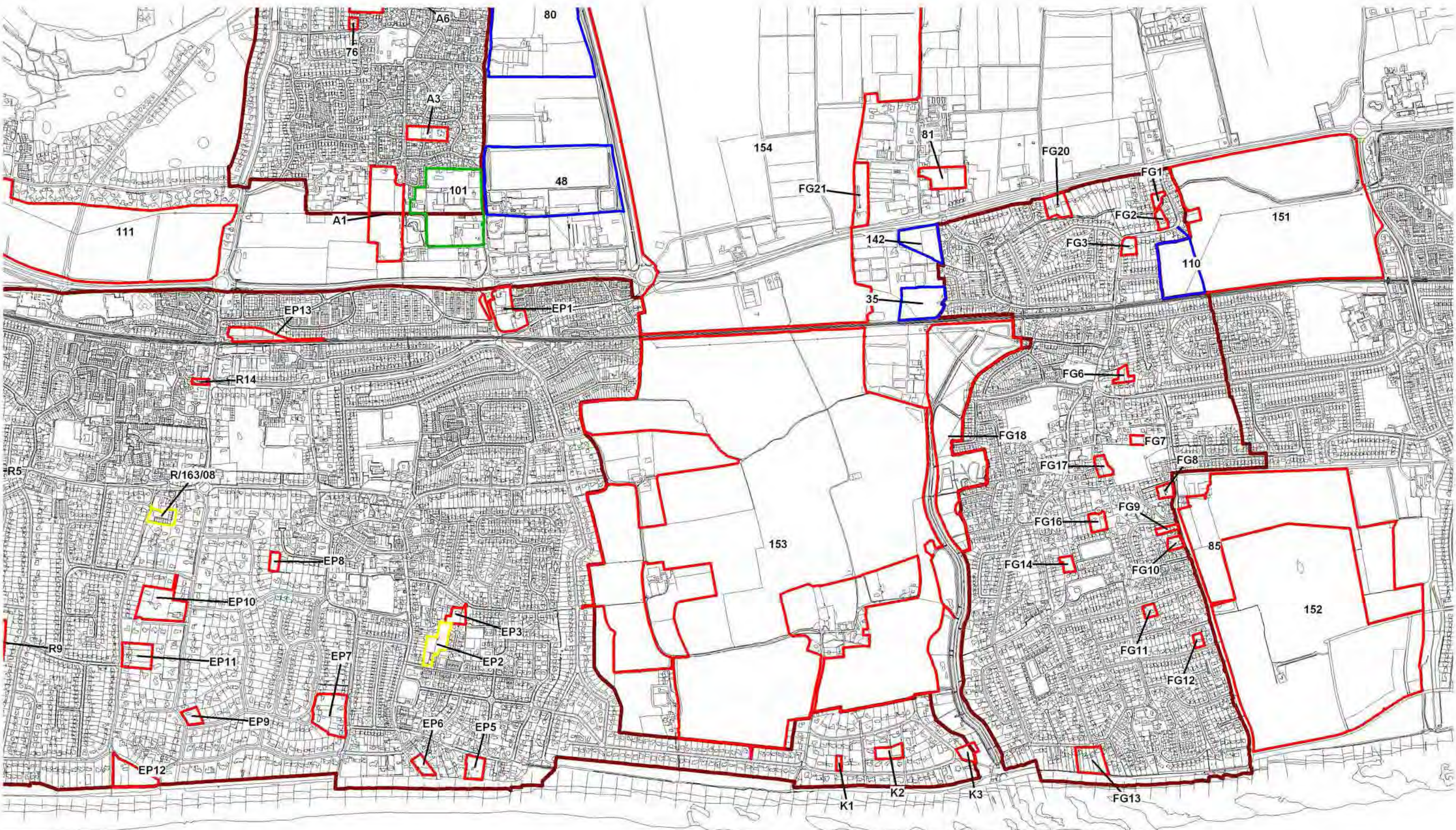
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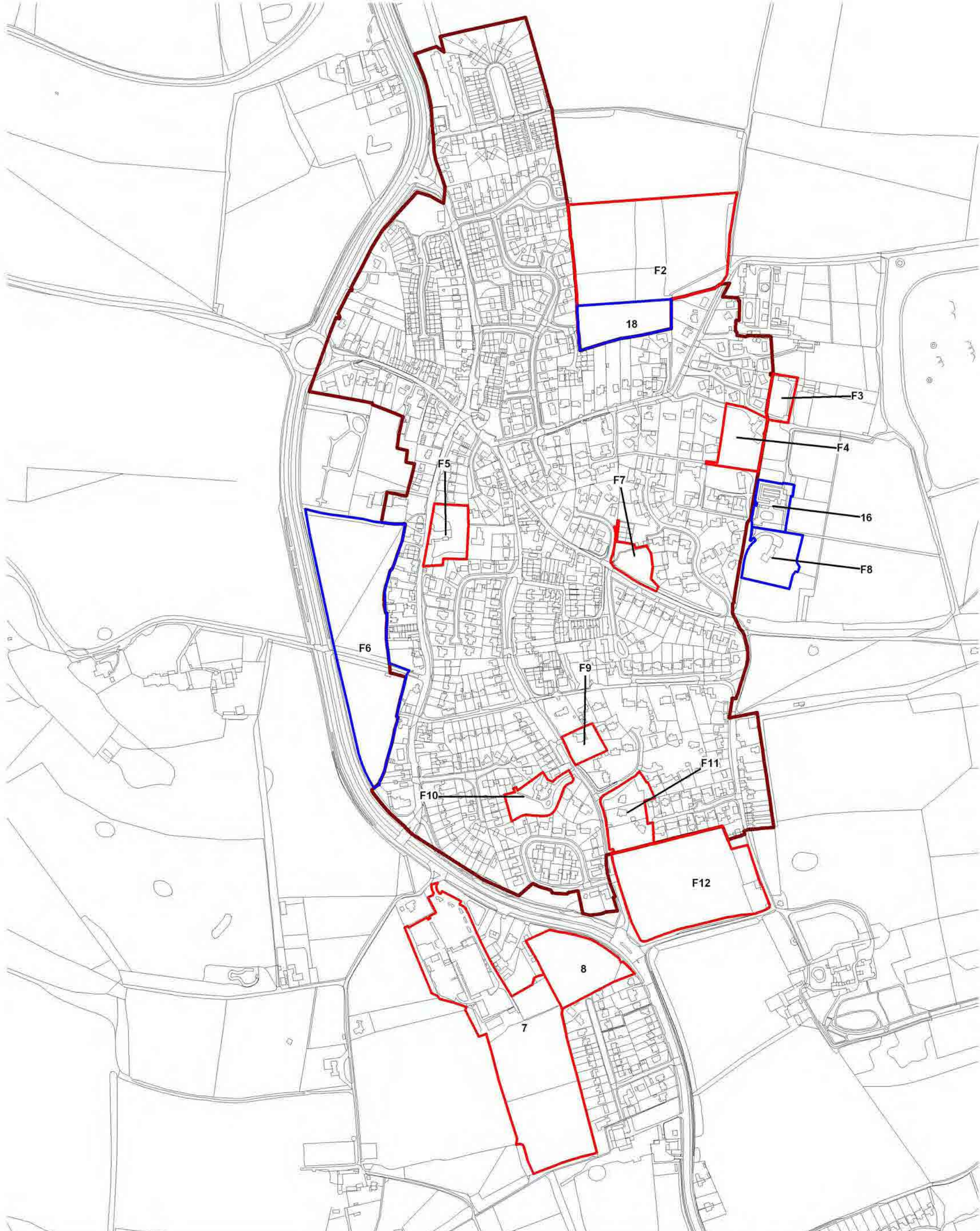
East Preston and Ferring

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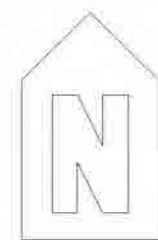


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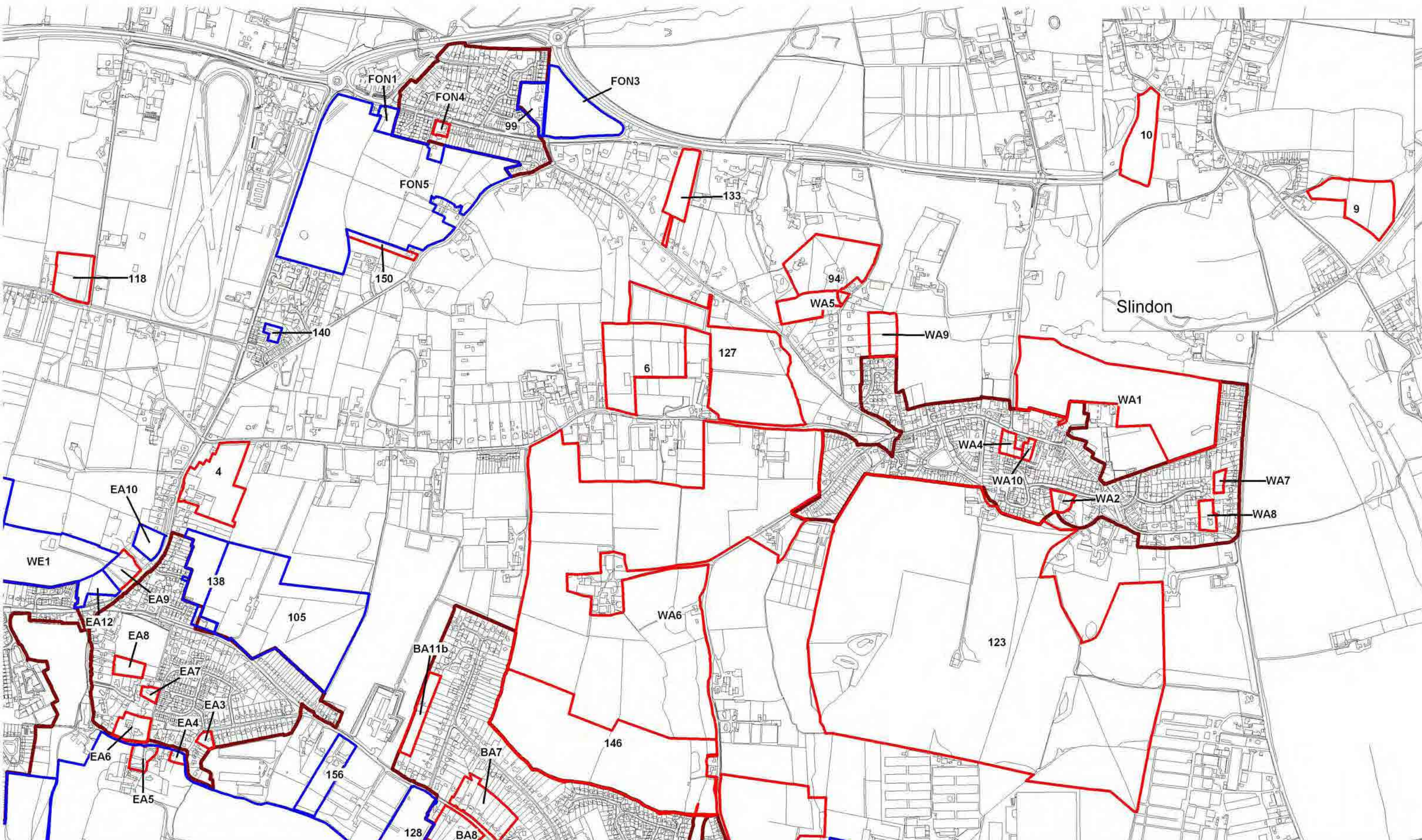
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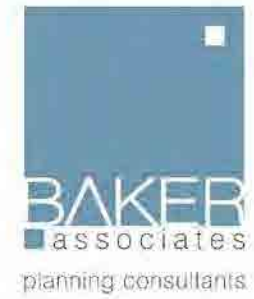


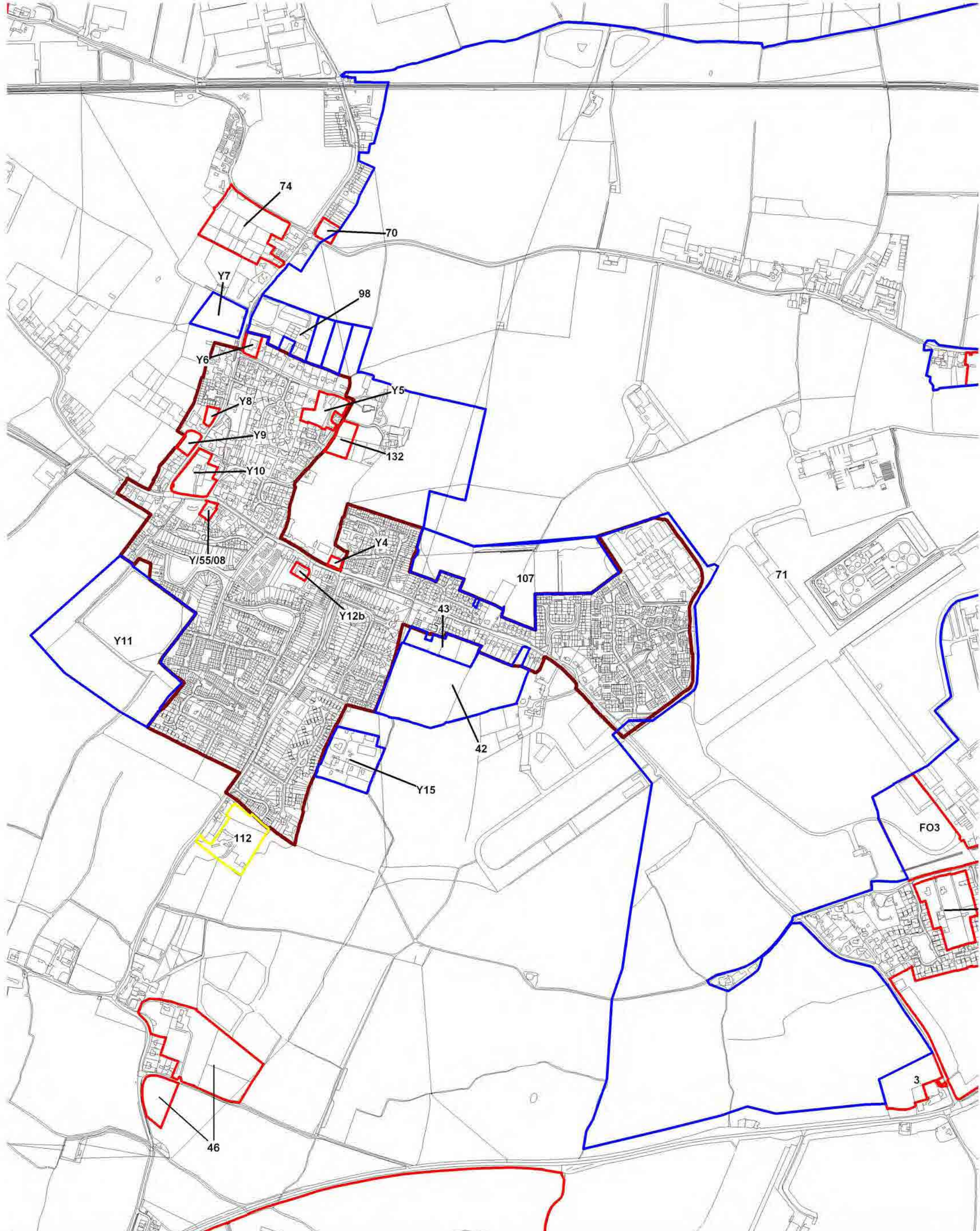
Fontwell and Walberton

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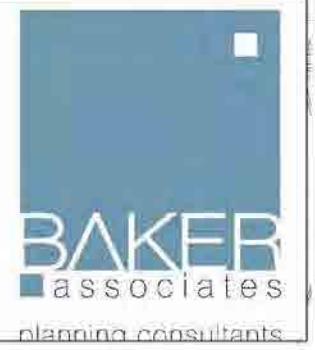
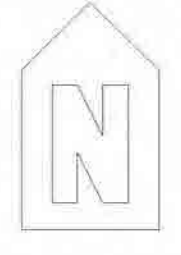


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Yapton



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Appendix 11  
Landscape appraisal



## **ARUN SHLAA**

### **STRATEGIC LANDSCAPE APPRAISAL OF POTENTIAL OPTIONS FOR GROWTH**

#### **Introduction**

The following appraisal forms part of the Strategic Housing Land Availability Assessment (SHLAA) of Arun District and considers the principal broad locations of urban extensions identified in the Council's Options for Growth Option 1, as well as the expansion of inland settlements identified in Growth Option 3.

These are:

- Land north west of Bognor Regis (Option 1 - A)
- Land north of Littlehampton - land at Courtwick Lane (Option 1 - C) and land at Toddington (Option 1 - B and Option 3 - C)
- An Area of Search on the eastern/south eastern side of Angmering (Option 1 - D and Option 3 - B)
- An Area of Search around Westergate, Eastergate, and Barnham (Option 3 - A).

Whilst there are a number of individual parcels of land that fall within these Areas of Search (AoS), each parcel has not been examined in detail owing to the strategic nature of this appraisal; where there are specific observations to be made regarding individual parcels of land (and these tend to be the larger areas) the sites are referred to by the relevant site reference number.

The study also considers various individual sites that have been put forward as potential development locations outside these potential principal growth locations, but located adjacent to existing settlement boundaries.

This study is based upon site appraisal of the promoted sites undertaken by an experienced Chartered Landscape Architect, and background information provided in the adopted Local Plan and emerging Core Strategy. Wherever public access has been available sites have generally been evaluated by site visit; where there is no public access judgements have been informed by scrutiny of mapping, including aerial photography, and familiarity with the site context.

To ensure objectivity, the appraisal findings, in respect of the potential strategic growth options identified by the Council, have been reviewed by another independent landscape consultant.

#### **Landscape planning context**

The environmental planning context for the site and surrounding area is provided in the saved policies of the West Sussex Structure Plan 2001-2016 and the Arun District Local Plan 2003. The Plan also includes the Environment Agency's 2001 Indicative Flood Plain map and reference has been made to this and information provided on the Environment Agency's web site.

Two existing policies of note are:

##### *Setting of Arundel*

The policy states that no development will be permitted which would adversely affect views of Arundel or its special setting, or the long distance views of Arundel Castle or Arundel Cathedral. However the policy has not been carried through to the Arun District Core Strategy Issues and Options document, 2005.

### *Strategic Gaps*

Local Plan Policies Area 10 and 11, defines Strategic and Local Gaps respectively. The Strategic Gap designation covers almost all open land around the periphery of the main coastal settlements including the land extending between Arundel and north and west Littlehampton, and the coastal strip between Littlehampton and Middleton-on-Sea to the west. The objectives of the designation are 'to prevent coalescence and to retain the separate identity and amenity of settlements and protect the undeveloped coastline' (para. 2.22 of the Local Plan).

However, national planning guidance does not support the need for gap policy. PPS 7 advises that landscapes can be protected by criteria based policies such as landscape character assessment. Local landscape designations (the 'Setting of Arundel' policy referred to above is also such a designation) should only be used where it can be shown that criteria-based policies cannot provide the necessary protection (ref. PPS7 paragraphs 24 and 25).

This is also reflected in the Secretary of State's Proposed Changes to the Draft South East Plan, where she recommends that support for strategic and local gaps are deleted from the Plan.

These policies are therefore not referred to in detail below except to make it clear where sites fall within the existing policy areas. Reference is made to the character of areas between closely related settlements where this is relevant to the consideration of a particular growth option or promoted site.

### *Landscape Character*

The following landscape related studies are relevant to the area:

- Arun Landscape Study (HDA; 2006) - hereinafter referred to as ALS;
- The Arun District Urban Design & Landscape Appraisal Study (currently in draft form) being undertaken for the Council by EDAW;
- West Sussex County Landscape Strategy and Land Management Guidelines (2005);
- Integrated South Downs landscape assessment - Land Use Consultants (LUC; 2005).
- Worthing Gap and Landscape Capacity Study (HDA; 2007), which overlaps the boundary with Worthing District

The ALS relates to the coastal fringe land around Bognor, Littlehampton, and Angmering, extending inland to Arundel and around Westergate/Eastergate and considers the sensitivity and capacity of the area. The ALS is particularly relevant to this study.

The EDAW study is directly relevant to the consideration of potential greenfield sites as part of the SHLAA. It provides a contextual analysis of the fringes of the main settlements and leads to the identification of Areas of Search.

The West Sussex Landscape Strategy and accompanying 'Land Management Guidelines' sets out a vision for the landscape of the County over the next fifty years and identifies a number of objectives and guidelines required to realise the vision for each of the character areas within the County. The study was based on landscape character areas defined in the unpublished West Sussex Landscape Character Assessment (2003). Being a more general landscape strategy this is less relevant at this stage to the evaluation of options; furthermore the more detailed ALS has refined the LCA's identified in the unpublished county study. For the purposes of this study the ALS has taken precedence.

The LUC study of the South Downs applies to the proposed National Park area. The northern part of the district lies within the Sussex Downs AONB and much of this area falls within the proposed National Park boundary. Reference is made to this where particularly relevant to the consideration of a particular growth option or promoted site. The Secretary of State's decision regarding the delineation of the Park is due in early 2009, following the inquiry that closed last year.



## The Potential directions of Growth

### Land north and west of Bognor Regis

Part of the Council's proposed Option for Growth – Option 1 - A is land identified as **Site 125**. It straddles three Landscape Character Areas (LCA's) defined in the ALS:

- Southern part – LCA 6 Rose Green Coastal Plain (Slight Sensitivity; Slight Landscape Value; High Landscape Capacity);
- Northern part – LCA 7 Sefton Bottom-Elbridge Coastal Plain (Substantial Sensitivity; Slight Landscape Value; Low/Medium Capacity);
- Eastern part - LCA 8 North Bersted Matrix (Moderate Sensitivity; Slight Landscape Value; Medium/High Capacity)

It comprises:

- Open pasture land lying within the coastal plain
- Mainly large scale open arable fields with medium/small scale fields in LCA8
- Hedges variable in condition – more open and absent in western part
- Variable character (as reflected in LCA's) and visual containment; areas to east more enclosed due to smaller field pattern and hedges; western part more open, exposed and unremarkable
- Urban edges exposed along periphery in places
- Nursery, cemetery and playing field in southern part
- BAP habitat in northern part
- Area crossed by a number of rights of way.

There appear to be no flooding constraints.

The eastern and southern parts offer opportunities for accommodating development, as reflected in the ALS. In this location any such development should be required to provide a substantial landscape buffer on the outer edge and therefore create an integrated edge to the settlement (planting would be particularly effective in this flat landscape).

Development would be less appropriate in the northern part of the area (LCA 7) where it would extend beyond the northern limit of North Bersted. However, a westward continuation of the proposed Bognor Regis Relief Road would create a new physical boundary; with appropriate treatment this road, together with adjacent planting/open space within the site to integrate the route into the landscape pattern, offers the potential to provide a long term, integrated edge to the settlement. This would also follow a similar approach to that which appears to have been applied to the allocated Site 6 to the east of North Bersted, although this seems to have been partly informed by the flooding constraints that exist in that particular location.

One other large site, **Site 117**, west of the town is being promoted. This lies within 2 LCA's:

- Northern/western part - LCA 2 Pagham Rife (Substantial Sensitivity; Moderate Landscape Value; Low Capacity)
- Eastern central part – LCA 3 Pagham Lower Coastal Plain (Moderate Sensitivity; Moderate Landscape Value; Medium Landscape Capacity)

It has the following features/characteristics:

- Flat open arable land in generally large fields subdivided by network of ditches and rife, draining to Pagham Harbour; slight rise to north
- Smaller pattern of rife pasture fields in south western part related to edge of Pagham Harbour
- Sparse vegetation cover, limited principally to sporadic hedgerows and groups/sporadic lines of willow and poplar trees, with a intermittent belt of trees and hedgerow along Pagham Road which defines the edge of the built up area
- Generally expansive medium and long distance views, extending as far as South Downs, due to lack of vegetation and flat landscape

- More extensive views in slightly higher northern part
- Existing urban edge reasonably well defined by vegetation; chalet park projects out from settlement edge and is locally apparent in northern part
- Attractive older buildings at Pagham – church is distinctive local landmark feature
- Substantial western and northern part in Indicative Tidal Flood Plain
- South western part is of high nature conservation value SSSI and LNR (with SPA and RAMSAR site at Pagham harbour)
- BAP habitat in western part
- Crossed by a number of rights of way

Whilst there may be some limited scope for accommodating development in the eastern parts of this area (and most notably in the north eastern part south of the chalet park), the site as a whole compares much less favourably to Site 125:

- it lies in a more sensitive location close to the harbour and related areas of high nature conservation value which will require protection
- it is more exposed in places;
- development could potentially impact visually on the sensitive landscape and setting of the harbour, and its sense of remoteness
- it adjoins an attractive area of historic buildings

However, as with site 125, the level landscape indicates that new planting could provide effective screening over time (although exposure may affect growth rates).

Whilst not a landscape issue, it is noted that the site is also more remote from the centre of the town compared to Site 125 and would not assist with the delivery of the Bognor Relief Road; access is also limited.

Other small sites are proposed in this quadrant. Whilst these sites are small and therefore unlikely to deliver key infrastructure or wider community benefits they may be deliverable in the more immediate future as they may require less infrastructure and are more likely to be in single ownership.

These sites are:

**Site 69** - an area of small and apparently partially unmanaged fields (some appear to be part of former nursery) north of Summer Lane enclosed on almost all sides by existing development. The site is not covered by the ALS but lies adjacent to LCA 3 (Medium Capacity). Whilst there appears to be quite dense vegetation and some trees in the north eastern part the site appears to have capacity for development although access may be a constraint.

**Site P15** – two triangular fields (the larger is in arable use) with only limited containment adjoining and overlooked by the urban edge at Hook Lane which is locally prominent. The site is also apparent from Pagham Road but is reasonably contained from wider area. It lies within LCA 6 (High Capacity). There appear to be no apparent constraints to development; if development were to be permitted it should deliver a robust landscaped western edge.

**Site P20** – a series of fenced horse paddocks with complex of some stables and ménage. The site is quite well enclosed along the northern and western boundaries; more open to east but seen in context of the existing urban edge. Generally this is a discreet site located within LCA 6 (High Capacity); it appears suitable for development although a right of way and tree belt along the western side and the hedgerow to north should be safeguarded; boundary strengthening should be a requirement to the north, with the creation of a new landscaped boundary to the east.

**Site 27** – a small field to the rear of properties fronting onto Sefter Road, with an employment site to the east. The site appears discreet within the landscape with a good belt of trees to the north and scrubby hedgerow to the west, all within the visual envelope of adjoining development. Site is located within LCA 6 (High Capacity). There are no apparent landscape and visual constraints and the site appears suitable for development.

**Site 31** – land to west, east and north of Site 31 consisting mainly of one medium size arable field defined by the stark edge of housing development to the east and a boundary hedgerow to the north with open arable land beyond. The western part comprises a strip of rough grassland located west of Site 31, defined by a gappy hedgerow. The site is located within LCA 6 (High Capacity) and there are no apparent constraints; as such it appears suitable for development, although the northern and western boundaries should be retained and reinforced.

#### Land north of Bognor Regis

**Site BE4** lies north of Rowan Way and has the following characteristics:

- Within LCA 9 Aldingbourne Rife, a medium to large scale rife landscape (Substantial Sensitivity; Slight Landscape Value; Low/Medium Capacity), with LCA 10 to north (Low Capacity)
- Four fields of apparently unmanaged grassland subdivided by low scrubby intermittent hedgerows along ditches; some scrub colonisation
- Overlooked by housing, which is stark in places, and Rowan Way to south
- Northern boundary follows an open rife with land beyond to north more open arable landscape extending to Shripney; land north of the site is open space
- Various filtered views across the site and towards the site from the local area; open in views from Rowan Way
- Wholly within Indicative fluvial floodplain.

The site is identified as Site 3 in the Local Plan; the land is defined as open space and is crossed by the protected line of the Bognor Relief Road. Land to the north of this line is also indicated as an area for further investigation of the realignment of the potential relief road. The rife landscape forms a logical edge to the settlement at this point. Even in the absence of the potential road and the apparent flood constraints, the area is considered unsuitable in landscape terms for development. If development were to occur it would extend development further towards Shripney with no obvious long term boundary to prevent further expansion (unless such a boundary was to be created on the edge of development or within the open space beyond).

#### Land north of Middleton-on-Sea

Three sites have been put forward north of the settlement in this location.

#### **Site FP17**

This site lies within LCA 20 Flansham /Middleton Fringe Coastal Plain (Substantial Sensitivity; Slight Landscape Value; Low/Medium Capacity) which is crossed by the A259.

The land comprises:

- An area of existing open space in the larger western part of the site extends southwards to cover the land between the site and the northern boundary of the urban area (the western part of which is playing fields whilst the field to the east is, according to the Local Plan, to be used for formal recreation use).
- This part of the site has been leased to the Woodland Trust and has been planted extensively with new woodland and there is widespread access (we understand that the area is Open Access Land).
- Land to the east forms the remainder of the proposed site and is identified as proposed open space in the Local Plan, and lies to the west of scattered properties along Yapton Road; this area appears to be a patchwork of small fields divided by fences identified as a BAP habitat. The Plan indicates that this area is to be used for conservation purposes. This part is also partially open to views from the A259 to the north
- Floodplain in various parts of the site

The existing and proposed open space uses of this area preclude any opportunities for development.

## Site M7

This site extends between the A259 and Ancton Lane.

It lies within LCA 31 Climping Lower Coastal Plain (Substantial Sensitivity and Landscape Value; Negligible/Low Capacity).

It comprises:

- Scattered properties along the western boundary with Yapton Road and along Ancton Lane to the south (where there are a number of historic buildings, including Ancton Manor, which contribute to the character of this area); a chalet park projects into the site north of the lane at Middleton
- Larger level arable and pasture fields in the central and north eastern parts
- A distinctive pattern of small strip fields in the southern part (believed to be historic field boundaries)
- Variable vegetation cover with the larger fields open and the smaller fields being well contained by strong belts which suggest former nursery uses
- A strong belt of woodland forms the eastern boundary north of Middleton which provides containment from locations beyond
- Views vary accordingly with the larger fields being open to view from the A259 to the north and the small fields being extremely well contained
- The northern and central parts are indicated as being potentially affected by flooding.

This study concurs with the ALS study - the area has Negligible to Low capacity for development. The southern part is considered to be particularly sensitive due to the historic field boundary pattern and the vegetation in this area provides a good visual boundary to the edge of the urban area, and contributes to the setting of older buildings. The remainder of the land is much more open and apparent in views from the more open arable landscape to the north. Any significant development in this area is also likely to lead to an appreciable narrowing of the separation between the urban area and Yapton to the north.

## Site 114

The site was not assessed within the ALS.

It has the following characteristics:

- Three managed pasture fields, adjoining the northern boundary of the Middleton-on-Sea settlement boundary
- Has an attractive, small scale, peaceful character and provides separation between the urban edge and the attractive house of Ancton Manor which, with its traditional outbuildings, is an attractive feature (from observation it appears that the Manor may be listed, although this has not been checked against records); there are other older buildings within the vicinity which add to this historical character.
- Trees and hedgerows define boundaries with a stone boundary wall around the Manor.
- Defined by houses along the southern boundary which back onto the site and have reasonably generous gardens that support a good level of vegetation. This, combined with the fields within the site, creates a 'soft' edge between the town and the outlying flat countryside to the north.
- The western and central parts are quite well contained from wider landscape to north by vegetation along the lane. Some intervisibility with the landscape to north east of Ancton Manor, and eastern end of Ancton Lane where the landscape is more open to the north.
- Site is open to view from footpath which follows urban boundary; partial views available from rear of houses beyond.
- Potential access notably poor – Ancton Lane is single track and its rural character would be adversely affected if improved.
- Northern fringes potentially constrained by flood risk.

In landscape terms the site is an attractive small scale landscape that contributes and forms an important part of the setting of older buildings along Ancton Lane; it is an attractive remnant landscape and is unsuitable for development.

### Land at north west Littlehampton

Options for Growth – Option 1 identifies two locations for growth on the north west side of the town. These are:

- Land at Courtwick Lane (C)
- Land at Toddington (B) (also included in Growth Option 3 as C)

These are considered below.

#### *Land at Courtwick Lane*

The site identified in Option 1 covers the land that appears to comprise most if not all of **Site 15**, and includes **Sites 137, LU22, LU24**, and are therefore considered together.

The sites lie within LCA 38 Littlehampton Arun Valley Sides (Substantial Sensitivity; Slight Landscape Value; Low/Medium Landscape Capacity). It should be noted that this study differentiates the site from the valley floor within which it falls in the unpublished county study.

The area is described as:

- Mainly large scale arable fields
- Urban influence from Littlehampton and Wick to the east
- Contained by boundary vegetation to the west.
- Adjacent to Middle Arun Valley Floor.

The land has the following principal landscape characteristics:

- Little topographical variation in central and eastern parts; gentle fall (approximately 5 metres towards the Arun valley in western part which marks the gradual transition between the valley side and floor
- Principally in arable use; in the western part the landscape lacks notable landscape features, whilst the central and eastern parts are influenced by groups of buildings and trees
- Some hedgerows along boundaries, with a notable hedgerow forming the northern edge of most of the site
- Court Wick Park (grade 2 listed buildings) surrounded on all but the eastern side of the site; the buildings are enclosed substantially by distinctive groups of large mature trees, and the combination of buildings and trees constitutes a significant feature of interest.
- Other related groups of buildings appear to be excluded from the promoted sites (including Court Wick Park, old sheds and barns, and two pairs of cottages); some of these barns have consent for conversion to B8 use
- A former nursery (now demolished and containing extensive fly tipping and hard standings) lies in the eastern part of this area which area is largely screened from the south and west by existing hedgerows and trees
- The northern boundary of the site is defined by the South Coast railway line; the southern boundary by the A259; and the western side by the Littlehampton railway just beyond the boundary with River Arun floodplain beyond
- Almost entirely free of flooding constraint
- No rights of way
- Tranquillity affected by noise from the main road and the railways.

The visual context is as follows:

- The north western and western sides of the site are generally apparent to varying degrees from the valley, rising gently up to Court Wick Park
- The urban fringe of Littlehampton is apparent above vegetation along the southern side of the A259 to the south.
- Development on the western edge of Wick is visible to the east
- Tree groups at Brook Barn Farm, and Court Wick Park, are visible as distinctive features on the skyline.

- There are only limited northerly views across parts of the site from the A259 on the edge of Littlehampton towards Arundel and the Downs.

The visual relationship of the area to Arundel is an important consideration in respect of maintaining the distinctive setting of the town (covered by current Local Plan Policy Area 3). It is apparent that:

- The southern edge of Arundel lies some 2.5km. north of the site area and views south towards Littlehampton are distant and across the flat Arun valley.
- Views towards the area from the lower parts of the town are almost entirely screened by vegetation, whilst views from the vicinity of the castle are obscured by development and higher land south of Arundel station.
- Views south towards Littlehampton are very limited from the more elevated parts of Arundel; the views that exist are limited to glimpses between buildings and along narrow roads and the site area is insignificant in these views due to the distance (3km or more) and effect of vegetation. The southern and south eastern parts are also hidden by vegetation at Court Wick Park
- There are views towards the northern parts of the site from locations along the valley to the north.

Site LU24 is the southern and central part of Site 15, whilst Site LU22 lies to the north of Court Wick Park. Site LU24 appears to offer an opportunity to accommodate some development which would be partially screened and broken up by vegetation associated with existing buildings. Development in the western/north western parts of Site 15 would be more visible from the Arun valley due to the more exposed nature of this part of the site. If this area is to be developed as part of an urban extension it will be important to ensure that any proposals bring forward significant green infrastructure that integrates development in the views that are available to parts of the site from the valley to the north and west (advance planting would be particularly beneficial). There are also likely to be significant opportunities for such a strategy to bring forward enhancement of biodiversity in a location closely related to the river and associated floodplain. A well-planned development should have no noticeable adverse affect on the setting of Arundel.

#### *Land at Toddington*

The site at Toddington is included within Growth Options 1 and 3 and comprises **Site LU18** principally; there are three small sites (**Sites 17, 39, 84**) located along the south western edge.

This area falls within LCA 39 Littlehampton North Fringe (Slight Sensitivity and Landscape Value; High Capacity).

The Local Plan indicates a proposed line for a Lyminster bypass which crosses the western part of the site.

It comprises:

- Largely developed character located off Toddington Lane, with some very large nurseries dominated by large complexes of glasshouses
- Small number of small nurseries and a number of other scattered developments, interspersed with a patchwork of ancillary uses, scattered properties and gardens, small paddocks, and green areas
- Small residential area to west
- Mainline railway to south
- Countryside to north, which includes the northern part of Site LU18 which has a distinctive historic field pattern of small linear partially hedgerow bounded fields falling northwards to Black Ditch with open arable farmland beyond the north east.

Visually, the area is dominated by the extensive existing development and large glasshouses; its character is more in keeping with the urban area than the countryside although it lies currently outside the built up area boundary. The area is generally visually discreet in wider views from the north and not readily apparent from Arundel being located in the lee of higher ground north of Lyminster.

Development of these three sites as part of a comprehensive master planned development is appropriate in landscape terms. However, there may be a number of issues which could affect the potential and/or delivery of development:

- The northern part of the site is an important landscape buffer and is also identified as part of a larger BAP habitat. It contains historic fields and lies within an area of flood risk. This land, as it falls away to the north, is also more locally visible. The vegetation pattern that exists in this area fulfils an important role in partially screening the existing development to the south, reducing the sense of encroachment of the urban fringe, and safeguarding the more rural characteristics of the land along Black Ditch and land beyond.
- Need for improved access over the railway (the site is only accessible via a level crossing – frequent trains mean movement is regularly impeded, although the potential Lyminster bypass would deliver a grade separated crossing)
- Multiplicity of ownerships - there appears to be many ownerships in this area and this may hamper/delay delivery of a comprehensive development.

Although outside the scope of this study, consideration should be given to the loss of the employment opportunities that the nurseries currently provide and the secondary effects of the potential relocation of existing nursery uses in countryside elsewhere.

**Site 39** comprises a nursery with some shed buildings and hard standings, surrounded largely by other nurseries (site 84 to west) and residential uses. This site appears suitable for development, subject to noise considerations associated with the railway.

**Site 84** is another area of glasshouses, polytunnels, and dwelling, with an undeveloped grass area to the west, extending up to **Site 17** which appears to be a strip of scrub and trees that provides a buffer between the railway and the houses either side of the line and is of some visual amenity value. Due to its undeveloped nature the site may have ecological value. Subject to an evaluation of these factors the site may be suitable for development.

#### *Other sites at Littlehampton*

Two sites have been promoted on the northern side of Littlehampton. Site R10, south of the A259 east of Toddington, and Site 111 north of the road, south west of Angmering. All of Site 111 and most of Site R10 lie within LCA 42 (Low/Medium Capacity); both lie within a current Local Gap.

**Site R10** comprises a narrow strip of land between the main line railway that defines the northern edge of the town alongside the A259. Most of this land appears to be constrained by flood risk and therefore appears unsuitable for development. Notwithstanding this the land also forms a valuable secondary landscape and visual buffer along the northern edge of the town reinforcing the screening provided by the significant trees along the railway line which partially contain the employment and residential areas to the south in views from the A259. However, within the wider context the site is generally well contained from wider countryside by the golf course that lies beyond.

**Site 111** comprises three medium sized arable fields subdivided by very strong distinctive tree belts (predominantly pine), which separate the linear residential development along East Drive to the north from the A259 and edge of the urban area immediately to the south. Two rights of way cross this area. The land is highly prominent from the A259; development to the north is partially apparent. Whilst this land is discreet from the wider area it is important locally. It is a key part of the open land that forms a landscape buffer between Angmering and the northern edge of Littlehampton and which maintains physical and partial visual separation between the settlements. The land is unsuitable for development as better alternatives exist which would not compromise this separation.

#### Sites at Lyminster

A number of small sites (**Sites 14, 19, 30, 72, 136, LU19, LU34**) are being promoted within the area between Lyminster and the South Coast railway line, to the north of Wick.

The sites all lie within LCA 39 Littlehampton North Fringe (Slight Sensitivity and Landscape Value; High Capacity).

Almost all of the sites appear to be active nurseries with glasshouses, polytunnels, and occasional dwellings. Site 14 is an area of apparently rough grassland being colonised by scrub.

These sites are not publicly accessible and all appear to be within an area of flood risk which suggests that, although largely brownfield land, they are likely to be unsuitable for residential development. However, in the absence of this constraint and achievement of suitable access, in landscape terms the sites (preferably coming forward as a comprehensive development) offer scope for development as they are generally discreet being contained on three sides by existing development; the western boundary would require a comprehensive landscape treatment to form a suitable edge and buffer to the countryside beyond. Accessibility to/from Littlehampton is compromised by the busy railway crossing.

#### Land at Angmering

Growth Options 1 and 3 indicate an Area of Search on the eastern and south eastern side of Angmering and a number of small sites have been put forward as part of the SHLAA process in this location. Substantial new development has taken place in the eastern part of the settlement in the last few years (Site 4 identified in the Local Plan appears to have been completed recently). The Plan has sought to protect the strip of undeveloped land on the southern side of the settlement, and area of nurseries on the south eastern side, as a Local Gap to maintain the separation and identity of the settlement. However, the separation on the southern side is only physical and there is clear intervisibility between the southern edge of Angmering and the northern edge of the Littlehampton urban area (East Preston); much of the intervening land provides school playing fields or public open space, including a new open space provided as part of the recent residential development (Site 4) to the north.

Since the Local Plan was adopted the A280 Angmering bypass has been constructed to the east of the settlement; this now provides a defined physical edge to the wider settlement and between two areas of quite different character; the land to the west being mainly a pattern of small fields and compartments defined by shelterbelts distinct from the open arable/horticultural landscape to the east. Despite the significant difference between the two areas, and the land to the south of the settlement, they all lie within LCA 42 Angmering Coastal Plain (Substantial Landscape Sensitivity; Slight Landscape Value; Low/Medium Capacity); this gives way to LCA 43 Ecclesden Hills (Substantial Landscape Sensitivity; Moderate Landscape Value; Low Capacity) around the north eastern and northern periphery of the settlement.

The promoted sites do not appear to be constrained by flood risk.

The proposed boundary of the South Downs National Park extends close to the north eastern part of the settlement and the visual relationship of potential development areas to the potential designated area should be taken into account.

The land on the south eastern side of Angmering (**Sites 47, 48, 148, 149**) is unconstrained in landscape and visual terms and the sites are suitable for development. Site 48 is already occupied by a large glasshouse complex, which appears to be part of a larger enterprise to the south, and contained by a shelterbelt along the northern side; a rugby football ground separates this site from Site 47, which is grass paddocks and small nursery contained on the south side by a shelterbelt and separated from Site 149 to the north by a house and grounds; Site 149 comprises two small contained pasture fields, subdivided by a hedgerow. To the north lies Site 148 which appears to contain two detached older properties in extensive mature grounds; a nursery complex lies to the east.

All of these sites are generally discreet from Roundstone Lane which runs north - south along the western side, and a large tree belt which forms the eastern boundary of the sites, separating them from the new bypass located immediately to the east. As a consequence of their relationship to the road, there is significant traffic noise.



All of these sites, with the exception of Site 148, offer an opportunity to accommodate development that would be well contained and which would not have an appreciable impact on the perception of separation and identities of Angmering and the northern edge of Ferring (across the Kingston Gap); the new bypass and the tree belt along Roundstone Lane forms a firm settlement limit. Although the land to the east of the lane (which incorporates a well used byway) is not proposed for inclusion in the National Park the vegetation that defines the eastern edge of these sites would require reinforcement and management to enhance the new settlement boundary and visual containment from the land beyond. Therefore, this boundary should be protected, enhanced and managed as part of any development strategy. However, the rugby ground would need to be included to ensure a comprehensive masterplan and access strategy.

**Site 148** appears unsuitable for development; it contains older buildings that may have conservation value (potentially listed) and form part of the older historic core of the settlement which is a Conservation Area, and a number of mature trees that are of amenity value. The eastern part of this site is a pony paddock, with small grass area to the north separated by a belt of trees; whilst outside the Conservation Area it appears likely that this land contributes to the setting of the CA and the buildings and provides a landscape buffer to the nursery site that lies immediately to the east.

**Site 96** which lies to the north is principally an open arable field that the bypass has cut through; there is some apparently neglected land to the north alongside Water Lane. It lies within LCA 43 (Low Capacity) on locally higher ground which falls away to a small valley to the north; parts of the site are apparent from the bypass approaching from either direction. Development in this location would relate poorly to the settlement form which is characterised by a softer edge of generally detached houses, paddocks, hedgerows and other scattered vegetation and would be apparent in views from the higher land to the north of the valley and east of the bypass (which is included within the proposed national Park boundary); it is also particularly visible from the bypass (although roadside planting has yet to mature) and also in the foreground of views towards the Downs from the vicinity of the adjacent footbridge over the bypass and where the site almost adjoins the Conservation Area. As a consequence this site is considered unsuitable for development.

**Site 82** lies along the north eastern edge of the settlement within LCA 43, within an area that is characterised by gently rising ground which is occupied by several small nurseries, residential properties, small generally horse-grazed paddocks, agricultural buildings and small storage yards. It is a fragmented landscape that is unified to a significant degree by the considerable amount of vegetation that lies within, between, and around the properties; this vegetation assists with the integration of the various developments within the landscape. A more open medium sized field lies in the eastern part and this area is considerably more open to view, notably in views from the bypass, whilst the western parts are more contained and already substantially developed. As a consequence, the western part is the most appropriate area to accommodate development; the precise extent should be informed by detailed analysis including an examination of the relationship of the area to the proposed National Park that would lie only a relatively short distance to the east and north. Access may also be a significant constraint to development in this location.

Two sites are proposed on the northern periphery of the settlement; these lie outside the Area of Search indicated in Growth Options 1 & 3.

**Site 109** is located between Dappers Lane and Arundel Road within LCA 43 (Low Capacity). The land falls gently north east to the south west and consists of two small fields subdivided by a tall hedgerow followed by a public footpath; the eastern field is used for horse grazing. Heron's Farm lies in the north east corner, and a school in the south west corner. A large wood lies to the north. Physically and visually the site relates well to the settlement edge which forms the southern boundary and comprises the rear gardens of houses; the school buildings dominate the western field. Access would not appear to be a particular constraint and the site is most suitable for accommodating a discreet residential development closely related to the school. Due to the rising ground and screening provided by the woodland development would not be apparent from the AONB/proposed National Park to the north.

**Site 40** is partly occupied by a low quality employment area incorporating a caravan storage yard, part of a larger arable field, and some apparently unmanaged land set between two residential properties, all located on gently rising ground within LCA 40 Lyminster-Angmering Coastal Plain (Substantial Landscape Sensitivity and Value; Negligible/Low Capacity). A belt of trees and area of open space separates the site from the main northern edge of the settlement, although it adjoins the line of houses that extends northwards on the west side of Arundel Road. The employment site is brownfield land and therefore suitable for development. Woodland to the north contains the site from the AONB/proposed National Park. This land together with land alongside Arundel Road could be developed without significant wider landscape harm, and there may be visual benefits with the removal of the existing locally unsightly uses (although consideration should be given to the potential consequences of their relocation elsewhere). The site is accessible, close to the school and recreation facilities. However, there is no justification for extending any development northwards into the edge of the arable field and any new development should create a landscape buffer to the countryside to the west, where a number of rights of way are located.

Sites 101 and A1 are being promoted on the southern edge of Angmering. These sites lie in LCA 42 Angmering Coastal Plain (Low/Medium Capacity) and the Local Gap defined in the adopted Local Plan.

**Site 101** is already subject to allocations in the Local Plan; the northern part is identified for residential development as part of Site 4. This area appears to constitute a storage yard and abandoned nursery. The southern part is an employment site, group of dwellings, area of scrub on apparently abandoned land and small fields, some of which are uncultivated, and all of which are identified as part of an area of open space (site 3(I), the western part of which has recently been laid out as part of the residential development to the north. There appears to be little justification on landscape grounds for reviewing these allocations; the land to the north is brownfield and suitable for development, whilst the land to the south is important as part of the buffer and separation between the southern edge of Angmering, the A259, and the north eastern edge of East Preston. The vegetation in this area is an important characteristic feature which provides screening. It is unclear why the open space allocation includes an apparently active employment site.

**Site A1** also lies within the allocated open space (site 3(I) and has recently been laid out as such. Its retention as open land is an important part of the continued separation of the southern edge Angmering from Littlehampton along the A259. As open space the land offers an opportunity for significant planting to strengthen the rather weak visual separation that exists in this location. This land also links visually with the open playing fields to the west which form an integral part of this buffer.

#### Sites at Ferring

Sites between the eastern edge of East Preston and western edge of Ferring, south of the South Coast railway line, lie within a tract of open land defined as LCA 44 - the Kingston Lower Coastal Plain (Substantial Landscape Sensitivity; Moderate Landscape value; Low Capacity).

The area is contained on the western, eastern and southern sides by residential development (the thin band of development on the southern edge separates the land from the coast). The land however has a strong visual connection to the countryside to the north with the rising downland apparent rising up to Highdown Hill; the main line railway that crosses it provides no visual separation.

The landscape is characterised by:

- A pattern of large/medium principally arable fields defined by a series of ditches and rife with few boundary hedges; some smaller pasture fields lie around the periphery of the area, notably along the eastern side associated with Ferring Rife, a locally lower area of land which is of local nature conservation value
- Some urban fringe uses exist with some subdivision to accommodate horses; most of the land however has a strong integrity despite the depletion of the field boundary structure

- Kingston Manor and East Kingston are distinctive components in the landscape with buildings (Kingston Manor being an impressive historic building) set within mature landscape of trees, with new planting around the manor.
- The area is crossed by Kingston Lane which connects to the housing area to the south
- Open views in all directions with development on the periphery apparent in most views due to the lack of vegetation cover; the south western edge is softened significantly by vegetation in a series of small grass paddocks which contain trees and robust hedgerows along the edge of the properties off Golden Avenue (a local nature conservation site).

A number of popular rights of way cross the area.

The land is defined as a Local Gap in the adopted Local Plan.

**Site 153** encompasses most of the land contained within this area. The site constitutes the principal part of the gap between the two settlements and is an important and distinctive landscape area, the quality of which is enhanced by the historical built elements and estate character. This sense of place is enhanced by the visual connections that the land provides as both in views to the Downs (and potential National Park) to the north and towards the coast to the south. Any development that occurs within this site would be readily apparent across most of the gap and once one parcel is developed it would be difficult to constrain further growth. Whilst the land in the south western part is slightly more discreet due to local vegetation cover this land contributes to the setting of the manor and is not suitable for development.

**Site FG18** lies in the north eastern part and consists of a 'mobile' home park south of the railway and a series of small paddocks, subdivided by post and rail fencing, which appear to be used as part of the Ferring Country Centre that occupies some large agricultural barns to the west. The land extends southwards between Ferring Rife and residential area to the east; it includes another 'mobile' home park towards the southern end served off Brook Lane.

Almost all of the land appears to lie within the flood plain and is therefore unlikely to be suitable for development. The rife is a local nature conservation site. Notwithstanding these constraints, the northern part (the mobile home park and land immediately to the south is discreet within the wider landscape of the gap, being contained by the vegetation and taller buildings that lie immediately to the west. The replacement of the mobile homes (prominent white colour) would be advantageous as long as a firm southern boundary were to be created extending no further south than Rife Way. The eastern part of the southern mobile home park may not be constrained by flood risk and this could be developed without undue impact; this should be linked to the removal of the rest of the mobile homes (perhaps to accommodate open space) and provision of structural planting along the boundary.

Three sites (**Sites 35, FG19, 142**) lie to the north of the railway line on the north western edge of Ferring, within LCA 42 Angmering Coastal Plain (Substantial Landscape Sensitivity; Slight Landscape Value; Low/Medium Landscape Capacity).

- The sites are part of the currently defined gap but make no contribution to it being contained on almost all sides by existing development (a large nursery complex lies to the west; residential areas to the east; railway line, Ferring Country Centre and nursery to the south). Land north of the A259 is also developed.
- The land does not appear to be constrained by flood risk.
- A right of way runs along the southern side of Site 142
- Vegetation cover comprises scrub and a few trees.

**Site 142** appears to be previously developed land and coverage in tipped materials and infested with Japanese knotweed. The site is suitable for development.

**Site FG19** appears to be the grounds of a residential property accessed off Nermione Close, and appears suitable for development

**Site 35** appears to be neglected land with invading scrub, accessed off the end of Glenbarrie Way. The site appears suitable for development.

An allocation that extends across all three sites would be the most appropriate approach to maximise the opportunity for a comprehensive development strategy to come forward.

Three sites are being promoted on the eastern side of Ferring and two of them (Sites 85 and 152) straddle the district boundary. All the sites lie within areas defined as Strategic Gaps within the Arun/Worthing Local Plans. The land appears to be free of flood constraints.

### **Sites 85 and 152**

Both sites lie within LCA 45 - Ferring Lower Coastal Plain Landscape Character Area (Substantial Sensitivity; Moderate landscape Value; Low Capacity). This LCA forms an area of level, predominantly arable land between Ferring and Goring which is defined as a Strategic Gap in both Plans (its retention is supported by the 2007 Gap study undertaken by HDA for Worthing BC); the eastern and central parts lie within a defined Seafront Area (Worthing policies CT1, 3, 6), forming the hinterland to an undeveloped section of the coast. To the east lies a playing field and cricket pitch beyond which lie Goring Hall (a hospital, and presumably a listed building); the Hall and approach is a Conservation Area. The main building elevation appears to face southwards.

Site 85 comprises the northern and most of the eastern part of this wider area. The northern part is part of a larger arable field which has no boundary on the southern side; the northern boundary is defined by the very distinctive tree belt that forms part of the approach to the Hall, and designated as Protected Outdoor Recreation Space (Worthing District policy LR5). The southern most boundary is defined along Amberley Drive, an open road that crosses the south eastern part of the Gap. The western part is formed by three linear pasture fields, partially contained by elm dominated hedgerows, that are extensively used by dog walkers beyond which lies the eastern edge of Ferring where a few attractive older properties front onto the northern part of Sea Lane.

Site 152 covers the rest of the land within the gap south of Site 85 and is almost entirely open arable land extending to Marine Drive which runs along the coast.

With the exception of the grass fields in the north western corner, the whole area has an open, exposed, windswept character and is exposed in views from many public locations, including the coast. Whilst development is already apparent along the western side of the gap, development to the north and east is very well concealed by the dense tree belts that define the edge of the gap and this contributes to the character of the area.

The LCS indicates that the area has a Low capacity to accommodate development. The whole area comprises a single landscape compartment. Even if the Gap designation were to be removed in response to the emerging RSS policy on Strategic Gaps, development of the site, and almost any of the other land within this area, would cause significant harm, and would be readily visible; such development would also intrude into an area which is one of the last remaining undeveloped parts of the coast within the area. The changes that would result from development may also lead to changes in the management of the remaining agricultural land (for example, would the remaining arable land remain viable?); it would also inevitably result in pressure on adjoining land for informal access which may also influence future management decisions and viability.

### **Site 110**

This site lies within LCA 05 - Goring Coastal Plain (as defined in the Worthing Gap and Landscape Capacity Study; HDA 2007), adjudged as possessing Substantial Landscape Sensitivity; Moderate Landscape Value; Low Capacity. It comprises a small arable field 'set into' the eastern edge of Ferring; existing development is readily apparent along the western and northern sides. The southern boundary is formed by the railway. To the east and north

east lies an open uninterrupted expanse of flat arable land with the site only separated from it by remnants of a hedgerow. There is a strong visual relationship between the wider expanse of land within the gap and the downland that begins to rise up towards Highdown Hill north of the A259. This land is proposed for inclusion within the National Park. However, an area of vegetation to the north and the existing housing does make this field more discreet and well-designed development could be accommodated in this location without significant landscape/visual impact; however, it is important that a robust planted buffer (between 5-10m wide) is provided along the eastern side to contain the influence of any new development) from the wider area. In this way, the integrity of the gap and the separation that it provides could be maintained and there would be no impact on the setting of the proposed National Park.

#### Sites at Findon

Findon is a distinctive settlement within the attractive setting of the Findon valley, located wholly within the AONB and the proposed National Park. The narrow (500m wide) area of land located between the southern edge of the village and northern edge of Worthing is defined as a Local Gap. There is a tension between AONB policy and the Built Up Area Boundary

**Site F6** comprises two small remnant fields (one pasture, one arable) that lie between the western edge of the village and the A24 Findon bypass. The fields appeared to have originally formed part of the Findon Place estate but are now severed from the house and its more immediate surroundings by the road. The two fields are separated by a track (part of the Monarch's Way) with a number of mature trees alongside; the track appears to have formed part of the original approach to Findon Place (and is therefore likely to be of historic value) and is accessed off the High Street between two historic buildings (with stone boundary walls) on a shallow bend. The ability to achieve a safe access without unacceptable harm to these features and their setting, and the mature trees, appears unlikely. Notwithstanding these apparent constraints and the policy tests that apply to development in the AONB, the fields are suitable for well-designed, lower density development as the site is well contained from the wider landscape. As such development is unlikely to detract from the wider setting of the village (the existing edge of the village is formed by rear gardens of more modern development principally and the site is discreet from the village core). However, the potential development capacity is likely to be also constrained significantly by the need to safeguard the trackside trees and vegetation in/alongside other parts of the site and the need to reinforce the bypass edge (the road is also particularly noisy).

**Site F12** lies within the existing Gap on moderately sloping land on the southern edge of the village. Lanes run alongside the western, eastern and southern sides of the site with detached houses to the north; the limited nature of these roads and the vertical relationship of the wider Cross Lane to the site suggest that access may be restricted and any necessary improvements are likely to have an adverse affect on the character of the site boundary. The site contains an old cottage in the south east corner; the southern edge of the built up area is quite discreet. Whilst the site is contained by good tree belts vegetation along and beyond the southern and eastern peripheries, the land is visually exposed in views from the rising land and ridge top on the western side of the valley, where there is a good rights of way network; views across the village from this aspect appear to be almost inevitable and there is therefore likely to be an adverse effect on the setting of the village and the views towards it from this aspect. In the context of the existing AONB, and proposed National Park, the site is not considered suitable for development in landscape and visual terms.

A loose cluster of relatively small sites are being promoted on the eastern side. These are summarised below:

**Site F8** – a large detached property (Soldier's Field; circa 1950-60's) set within a large garden, with tennis court, surrounded by tall beech hedges, in a prominent position on the eastern edge of the village, just outside the built up area boundary which strikes a north south line along a public right of way. The property is likely to be apparent from a number of rights of way on the open rising downland to the east. If development is to come forward here it should be restricted to the sympathetic redevelopment of the site with no appreciable increase in scale; a more appropriate design would be a significant benefit in this exposed location.

**Site 16** – an area of redundant brick and block work sheds, barns and stables in dilapidated condition. Like Site F8 the buildings (many of which are white painted) are located in a prominent position and will be readily apparent in views from the east including Cissbury Ring. There is evidence of horse uses (stables, ménage) in adjoining subdivided paddocks (these uses extend over an extensive area on this side of the village) and the area generally is in poor condition. Sympathetic change of use may be acceptable (the suitability and condition of some of the older buildings for conversion is not apparent) on the basis that it would reduce the adverse effects of the existing development. Due to its location within the AONB this should ideally only be forthcoming with a comprehensive package of landscape improvement measures within the adjoining paddocks and removal of the related ménage (which is not part of the promoted site), and an improvement to the character of the adjoining right of way which is hemmed in by some of the buildings. The existing buildings are generally low (predominantly single storey) and any new development should be of similar height to ensure they are discrete and more readily assimilated. If combined with the adjoining site F8 there is the potential to bring forward a comprehensive design solution that, with control over wider land, could bring about a better more attractive landscaped edge to this exposed edge of the village (and therefore contribute to the enhancement of the AONB). If such wider improvements cannot be secured it is very debatable as to whether a change to residential use is appropriate in this prominent position.

**Site F3** – a small rectangular plot of recently disturbed land adjoining the built up area boundary (defined by a panel fence), containing two small stable blocks/sheds in the northern part. The eastern boundary is defined by a dilapidated hedge (with some conifer infill) with further subdivided horse paddocks to the east. There appears to be a relationship in terms of use (horses) with Site F4 and other areas of horse activity (a training stables lies to the north). Notwithstanding its relatively discreet nature with the wider context, its existing agricultural use, largely undeveloped character, and location outside the built up area, indicates that development of the site for residential use is not consistent with AONB policy (it would not meet the tests of Policy Area 9).

**Site 18** – a small rectangular field abutting existing development of mainly detached houses on three sides, the northern boundary being defined by a reasonable hedgerow beyond which lies the open downland side slopes of the Findon valley. Access is readily available off Elm Rise on the lower western side. Whilst the site lies within the AONB, this site is the most suitable location (from a landscape perspective) to accommodate development if it is required; it is also readily accessible to the village centre. The site is discreet in views across the valley from the west and any development would be seen in the context of existing development on higher ground beyond. If the site is allocated the northern boundary hedgerow should be safeguarded, strengthened, and managed to ensure that the development is well integrated in views from the north.

**Site F2** – a number of steeply sloping open grass horse paddocks lying north of site F18. The paddocks are subdivided by fencing and a fence forms the northern boundary; a poor hedge runs to the rear of houses on the lower western side and a partial tree belt along Stable lane on the upper eastern boundary with countryside beyond. This site is wholly unsuitable for development – it is ill defined by landscape features and is an integral part of the valley side beyond the northern edge of the village. It is very apparent in views from the west, notably from the A280 approaching the village. Development in this location is likely to have a substantial adverse affect on the landscape of the AONB (and potential National Park). The site is the least suitable of those promoted at Findon.

#### Sites at Arundel

All but one of the sites promoted at Arundel are located along the southern periphery of the town. Most are located within the LCA 34 Middle Arun Valley Floor (Major Landscape Sensitivity; Substantial Landscape Value; Negligible Capacity). All promoted sites lie within land that is not identified for inclusion in the National Park, although some sites are close to the proposed boundary.

Land along this edge lies within the river floodplain where there is significant risk of flooding. Consequently, **Sites AB8, 56, 64**, which lie between the Arundel bypass and southern edge of the town, are likely to be wholly unsuitable for development. Notwithstanding this the sites

are all an intrinsic part of the setting of the historic town (they lie within the defined Setting of Arundel (existing Policy Area 3), and are prominent in views from the bypass. They also lie within the Strategic Gap that is currently defined between Arundel and Littlehampton.

**Site 57** - a grass field located south of the bypass in an area that, despite its location within Policy Area 3, is less critical to the town's main setting, due to the adjoining vegetation and raised bypass to the north, although it lies within the same area of flood risk and is therefore likely to be unsuitable for development. It also contributes to the immediate setting of the row of older properties that extend along the adjacent Fitzalan Road.

**Site 66** lies above the floodplain on the side slopes of the Arun just above the valley floor in LCA 32 – Tortington Arun Valley Sides (Substantial Landscape Sensitivity; Moderate Landscape Value; Low Capacity), outside the defined Gap but within Policy Area 3. The line of the potential Arundel bypass is indicated as passing some distance to the south of the site.

The site consists of three fields (two pasture fields on the eastern part, with an arable field in the higher western part) and a small area of allotments adjoining the urban edge to the north. This boundary is defined by a good belt of mature oak trees and the pasture and arable fields are separated by a hedgerows and belt of mature oak trees all of which contribute to the established integration of the urban edge. The upper western boundary with a further arable field is formed by a hedgerow containing some mature trees. Priory Lane forms the southern boundary; this is a narrow lane with a strong rural character and provides access to Priory Farm where there is a Scheduled Ancient Monument, and fine complex of farmstead historic buildings and the site contributes to the setting of these as there is little vegetation along the lane to provide separation. The eastern parts of the site in particular are readily apparent in views across the valley floor, and from the rising downs beyond to the east; it also very apparent from Ford Road.

The hedgerow and trees that divides the upper and lower parts of the site assist with partially screening the arable field which is more clearly influenced by the more prominent urban edge to the north. The more discreet nature of this field does provide an opportunity to accommodate development although it is not particularly well-related to the town's facilities. However, a pre requisite for any development in this location should be the safeguarding and considerable reinforcement of the eastern boundary hedgerow and tree line, and the provision of a substantial landscape buffer along Priory Lane to minimise the impact on the setting of the historic buildings at Priory Farm, and the proposed National Park just to the south. Ideally access should be taken from Dalloway Road to avoid having to take an access across the more open eastern part of the site, which should be retained as open land (perhaps providing open space) and avoid the intervening tree belt.

**Site 13** is an area of woodland, which is part of the wider area of extensive woodland at Tortington Common, and provides containment to the residential area to the north. A right of way passes through it. As such it is not considered suitable for development and should be retained as a buffer.

**Site 59** is the only other site being promoted; lies within a triangle of land north of Torton Hill Road that is defined on two sides by existing development and woodland (a Local Nature conservation site) to the west (the proposed National Park boundary follows this boundary). The land forms the eastern end of a ridge of higher land and slopes steeply down from a more level land in the western part to the rear of houses off Pearson Road which form a prominent edge. The two narrow pasture fields (used for horse grazing) are subdivided by a strong belt of trees following an old hedgeline. The southern boundary adjoins the rear gardens of houses north of Torton Hill Road which is defined by a strong line of mature oak trees. As the site is contained substantially by woodland the only views that are available into and out of the site are to and from the east. These views are across the lower southern flank of the town although the cathedral and castle are apparent above woodland that rises above Chichester Road; these views also extend eastwards across the valley to the rising hills and woodland at Warningcamp. A right of way runs along the southern boundary.

Whilst the site is locally prominent it does offer an opportunity to accommodate some development on the more level upper parts; development on the steep east facing slopes would be highly disruptive to the topography. The capacity of the site will be limited by the need to ensure that the protection and retention of the boundary trees and better quality

trees running through the centre of the site. Measures to ensure that there are no unacceptable adverse effects on the adjoining nature conservation site will also be necessary. Access into the site appears to be readily available off Pearson Road; however, this access point is very close to fine mature trees and the route will need to be carefully considered. Whilst development would be located on elevated land, this land is at a very similar level as the houses along Torton Hill Road; there is unlikely to be any significant impact from development on the more important views from within the town and no impact on the setting of the landmark buildings. Planting on the steeper eastern slopes could help to soften the edge of new development. The woodland along the western edge would contain the site from the proposed National Park beyond.

#### Fontwell

Two sites have been put forward at Fontwell.

**Site FON3** is a triangular pasture field, with horse stables in the south east corner, lying between the A27 and the eastern edge of the village within LCA 24 – Fontwell Common (Moderate Sensitivity; Moderate Landscape Value; Medium Capacity). A large property in extensive open grounds lies to the west of the site and this is excluded from built up area boundary; as such only a very small part of the site adjoins the defined area. The site lies within the Barnham Rife Catchment Area where special consultation procedures are required regarding drainage. A well-used right of way runs along the western edge. The site is apparent from the adjoining section of the A27 (which is lit and very noisy) although roadside planting is becoming effective, whilst the village edge beyond is well integrated by tree cover along the site boundary. The site is well contained to the south by woodland and is not included within the proposed National Park, the proposed boundary of which is very similar to the AONB along the southern edge of Slindon Wood just to the north. The site is of indifferent quality; whilst the site it is well contained from the wider area its main value lies in the buffer it provides to the A27 and contribution to the discreet setting of the village from this aspect. Whilst it may accommodate development access is likely to be constrained by the good belt of trees and hedgerow that runs along the southern boundary which should be retained; the need to protect the root zones of mature trees will also constrain development potential.

**Site FON5** covers an extensive tract of land that currently separates the two main parts of the rather loosely defined settlement east of the racecourse and A29. The site is located within LCA 16- Fontwell-Eastergate Mosaic (Moderate Sensitivity; Moderate Landscape Value; Medium Capacity); most of it lies within the Barnham Rife catchment area. The land is slightly raised in the centre giving a gently rounded appearance to the pattern of principally pasture fields; these fields are larger in the western part but more subdivided into horse paddocks in the eastern part notably around Barn Farm. The lack of vegetation cover gives a more open appearance and there are particular views across the western and higher central parts from the A29; the scattered mature pine and oak trees contribute to the character of the area and setting of Fontwell Racecourse tying in with the notable line of trees along the A29. There are views across the land to adjoining development and, as such, the land provides a readily apparent separation and space between the scattered concentrations of properties. The eastern part of the site, beyond the rise in the land, is visually contained from the west and only partially apparent in glimpses through the good line of vegetation along Wandley's Lane to the east. The eastern part of the site (land north of Barn Farm in particular) does offer scope for accommodating some residential development without causing significant visual impact on the setting and separating qualities of the area when seen from the A29. This area is more discreet and implementation of an appropriate landscape strategy that reinforces/extends field boundaries on the higher ground should be required at the outset. This should then ensure that development is contained from the more sensitive western part. Care must be taken to ensure that the height and location of any development does not extend above the skyline created by the higher land in the central part. Access may be a constraint to this area as West Walberton Lane and Wandley's Lane are of limited width. This approach will also maintain the physical and apparent separation between the two parts of the settlement.

#### Sites at Yapton

There are four sites on the northern side of the village. Sites Y7 and 98 lie within LCA 22 - Barnham Yapton Coastal Plain (Moderate Sensitivity; Slight Landscape Value; Medium/High



Capacity). Sites 107 and 132 are located on the edge of LCA 29 – North of Yapton Coastal; Plain (Substantial Sensitivity; Slight Value; Low/Medium Capacity).

**Site Y7** is part of almost level pasture field lying off North End Road immediately north of the school. To the north lies some large barns and some scattered properties which, together with associated vegetation, provide containment; new planting delineates the southern boundary with the school; the western boundary is open but with evergreen woodland not far beyond. Whilst the site is clearly beyond the settlement boundary, it relates reasonably well to the settlement pattern (with development immediately opposite – Site 98 - refer below) with suitable strategic planting along the western side development could be accommodated without significant adverse landscape or visual effects.

**Site 98** is a former nursery site which is now an employment site (Orchard Business Park) with some large industrial style buildings, smaller sheds, and a house; the western quarter of the site is grass defined by screen planting. The eastern boundary of the developed part is defined by a hedge with the northern boundary screened by a tall belt of conifers. The proposed site also includes a rectangular area of greenfield land (part of a larger arable field) to the east of the developed part of the site. The entire site, with the exception of the greenfield part, appears to be brownfield land and therefore its redevelopment is supported by policy. However, the greenfield element is not contained and, given its close proximity to the Conservation Area just to the east and proximity to well used rights of way, is not considered suitable for development. A well designed scheme with a significant landscape component has the potential to improve the character of the existing employment site, although boundaries (particularly the eastern part) should be defined by significant new native planting the greenfield element would provide a suitable location for this to realise the full potential of the currently developed part.

**Site 132** comprises two small grass paddocks divided by fencing, which are part of a roughly square area of land between Church Farm and the village edge along Church Road. This site lies between the Conservation Area around the church (immediately to the north) and village recreation ground to the south. There is a clear visual relationship between the site and the Conservation Area; there would be a direct impact on the setting and character of this area and development in this location would represent a harmful projection of development out from the clearly defined village edge. Further development would also be difficult to resist in the future in the remaining parts of this land. The site should not come forward.

**Site 107** is an area of largely enclosed unmanaged land set back into the village form with existing development (and built up area boundary) on three sides (prominent residential uses to south and west; industrial estate to the east. The whole site lies within the existing visual envelope of the village. Two thirds of the northern boundary is defined by dense vegetation along the line of the redundant (and largely infilled) Chichester and Arundel Canal. As such all but the western end of the site are well contained from the wider open arable landscape that stretches away to the north. The site is subdivided into three district compartments by overgrown hedgerows and areas of scrub. Access to the site is from the residential roads that adjoin the area to the south. Two well-used rights of way cross the site (one following the line of the former canal towpath). The site may be developed without wider landscape and visual impact although the enclosing vegetation should be protected, retained, and extended along the north western boundary to contain that part of the site (unless the land in the adjacent western end of this site is identified for open space).

Four sites lie along the southern part of the village in LCA 30 – Bilsham Coastal Plain (Substantial Sensitivity; Slight Value; Low/Medium Capacity):

**Site 43** is narrow strip of land of unmanaged land located south of properties off Burndell Road (which includes a more recent residential development that adjoins the site and appears to provide suitable access. The remnant field is contained on the southern side by a reasonable hedgerow whilst there is little definition provided along the southern side of the existing housing edge. The site is suitable for development; the southern boundary hedgerow should be safeguarded and reinforced.

**Site 42** comprises a medium sized arable field, immediately south of Site 43, and slightly smaller pasture field to the east located to the rear of houses on Burndell Road and separated from the western field by a hedge. Large detached properties lie to the east with dense

residential development beyond the western boundary. Access appears to be available via a strip of land between the otherwise developed frontage of Burndell Road. The southern edge of the fields is defined by a ditch with a hedgerow south of the eastern field; the southern boundary of the western field is largely open with a large open arable field to the south. The site is essentially contained on three sides by existing development although the detached properties to the east are outside the defined built up area. The site, ideally combined with Site 43, appears to be suitable for development in landscape/visual terms although significant advanced infrastructure planting should be provided to both establish an internal landscape structure and a firm settlement boundary along the southern edge.

**Site 112** is a partially developed site with some poor quality single storey sheds and hardstandings that occupy about 20% of the site; the rest of the site appears to be largely unmanaged land. The site is well contained from wider countryside to the south and east and is set behind roadside properties on the western side; residential development and the built up area boundary lies along the northern boundary. Access appears to be good and the site is suitable for accommodating development without wider impact on the countryside (although the site is relatively remote from the main village facilities); the existing boundary vegetation should be safeguarded and preferably strengthened within the site to ensure that long term containment can be secured .

**Site Y11** is located on the south western edge with housing on the northern and eastern sides. Principally the site consists of two fields – a medium sized arable field in the northern partially contained by intermittent hedgerows but where existing development is stark; a smaller pasture field to the south, contained by similar quality hedgerows. A small section of a much larger arable field occupies the land between this field and the south western edge of the village. The western boundary is an arbitrary line within the edge of a large arable field, which extends from the development limit to the north. Access appears to be available off various adjoining estate roads. Well used rights of way cross parts of the site with a trackway extending south of Tack Lee Road. The wider landscape to the south and west of the site contains large open flat arable fields with limited vegetation cover; as such this part of the settlement edge is very exposed within the wider landscape and there will be views towards the edge from the various rights of way that traverse this outlying area; the visibility of the site from the wider area should be assessed in further detail. Development in this location could provide an opportunity to provide a much more robust and appropriate landscaped edge to the settlement; however its extent should be limited to the northern arable field and the section of field to the south with extensive new advanced planting being provided along the boundaries to assimilate the development and create an edge before development occurs. Carefully located open space may contribute to the buffer. It is unclear whether the land immediately south of the development on Mill View Road is within the same ownership – if it is there would be significant benefit from seeking to extend structural planting to soften the village along this prominent edge as part of any development .

#### Walberton

Three sites are promoted at Walberton.

**Site WA1** lies on the northern side of the village in LCA 25 - Avisford Park (Substantial Sensitivity; Moderate Value; Low Capacity) and consists of a large broadly level arable field that extends along one half of the northern edge of the village. This land provides separation between the village, including recreation ground and school, and Avisford Park – a large hotel complex surrounded by Avisford Park Golf Course set on gently rising ground to the north. It lies within the Barnham Rife Catchment Area. There is a clear visual relationship between the two areas and the land contributes to the setting of the northern edge of the village and the edge of the Conservation Area lies in close proximity. The land is also perceived as providing separation in views (albeit limited) from Tye Lane to the west. It is therefore considered to be an unsuitable location for development.

**Site 123** lies south of the village and covers a very large area of land (which is substantially out or proportion with the village) extending south to the large nurseries on the northern edge of Barnham within LCA 23 - Walberton Upper Coastal Plain (Substantial Sensitivity; Moderate Value; Low Capacity). The north eastern boundary adjoins the village Conservation Area that includes Walberton House (potentially listed and within historic parkland) and the distinctive village church – the more immediate land contributes to the setting of these

features; the entire area lies within a Local Gap that separates the village from Barnham, and the Barnham Rife Catchment Area. Two rights of way cross the area. Almost all of the land is characterised by flat open arable fields with little vegetation cover except in the area south of the House where there are some significant tree belts and copses. Access appears to be a key issue as the site boundaries do not extend to a significant public highway. As the site lacks strong landscape features and boundaries any development would not fit well within the landscape – reliance would have to be placed upon the creation of new features (preferably through advanced planting) and special consideration would need to be given to the relationship with the historic north eastern part. Overall, and even if suitable access could be achieved, we believe that the site is not a suitable location for either strategic level (which would potentially largely link Walberton to Barnham) or small community level of development, particularly as other less sensitive opportunities appear to exist around Barnham, Westergate/Eastergate where the LCS indicates less sensitivity and higher landscape capacity. Development here would erode the separation that exists between the two settlements; such clear separation is not readily apparent elsewhere in the wider area where the extensive scattered nature of the settlement pattern erodes the distinctiveness of the settlements. This quality should be safeguarded here, and the site is therefore considered unsuitable for development.

**Site WA6** extends southwards across a large area of land between the western end of the village and the northern edge of Barnham, within LCA 23. The area is featureless comprising a series of generally pasture fields separated by managed hedges, fences and with few trees. North Choller farm is located within the centre. The northern boundary extends up to Eastergate lane and includes a number of large nurseries and small holdings, and abuts the western tip of the village. Most of the land lies within the Local Gap; all of it lies within the Barnham Rife Catchment. The conclusions of our appraisal are similar to those for Site 123. Whilst the site does not have the historical relationship to Walberton, most of the land forms a very clear and generally unfragmented tract of managed agricultural land that, whilst of indifferent quality, is important to the clear separation of the two settlements. Development in the northern part, where some existing uses create a fragmented and partially developed character, would extend a ribbon of development westwards towards the ribbon of properties along the lane towards Fontwell. The very gentle fall in the land in the southern part of the site provides visual containment along the northern edge of Barnham which indicates that development in the southern part of the site would not be appropriate either. Overall, and for similar reasons as expressed above for Site 123, we believe that this area is not a suitable location for development.

The Council's Growth Option 2 identifies an Area of Search extending from the western side of Westergate, through Eastergate, to West Barnham. The sites that have been promoted in this area are considered below leading to observations on the most appropriate directions for growth in this area from a landscape and visual perspective.

#### Barnham

Barnham is divided by the main South Coast railway. Two sites are being promoted in the southern part of the village.

**Site 12** consists of an area of pasture rising up from a small rife (an area of flood risk follows its course) to the south of the railway station. The fields are open and defined along the eastern side by the generally large grounds of properties along Church Lane; the rife is defined by an intermittent hedge and a few trees. This slightly elevated position and open nature of the landscape means the site is quite exposed to the west and the north. A right of way passes directly to the south and there is a collection of agricultural buildings at Tars Farm. A short distance to the south west lies Barnham Court set within an extensive Conservation Area – there is a close visual relationship between the northern part of the designated and the site; the approach to this area appears to be an integral part of its overall setting. Site access may also be constrained due to the properties along Church Lane which is also quite narrow. Overall, the site is sensitive and considered unsuitable for development – better alternatives appear to exist around Barnham.

**Site 41** is located north of Yapton Road and comprises an 'L shaped' area of land the southern part of which is inaccessible and appears overgrown (potentially part of a former

nursery). This vegetation is quite dense and extends along the northern (rear) side of the properties to the west. The rest of the site is a small arable field extending north to the railway with recent housing at Garden Crescent which forms an open boundary to the west; access from this side appears to be unrestricted. The site is well contained by large glasshouses (apparent from the site) and residential development north of the railway. The site is well located and suitable for development subject to the evaluation of the vegetation and the retention of the more noteworthy trees and vegetation along the eastern boundary (which is likely to require strengthening).

Five sites are located north of the railway; four of these lie on the north eastern side of the village. All lie with the Barnham Rife Catchment Area.

**Site 102** is a triangular area of rough horse-grazed pasture with houses on Halliford Drive backing on to it along the north western boundary. A good hedgerow and some trees defines the southern edge beyond which a narrow arable field separates it from the railway; the eastern boundary is formed by a strong shelterbelt with large glasshouse complex to the east (Site 116). There is an access track off the Drive which is a private road. Subject to suitable access the site is very discreet and suitable for development.

**Site 116** is occupied by an extensive glasshouse complex and is generally well contained on all aspects except the south where an arable field separates it from the railway and area of pasture extending south to Yapton Road beyond. Lake Lane and a cluster of properties on its southern side define the northern boundary. The combination of development and good vegetation cover in this area means the site is discreet. The site is therefore considered suitable for development, is brownfield land, and relates well to Site 102. Any development should ensure the retention of the tree belts which provide screening from Lake Lane and include new boundary planting along the southern edge.

**Site 103** appears to be a small group of rough horse-grazed paddocks contained within a wider mosaic of woodland (Nanny Copse to the west) trees, shelterbelts, and vegetation associated with Meadow Farm. It lies within the southern edge of the Local Gap between Barnham and Walberton. The site is suitable for development and there is scope for consolidating the development in this area. Its development would not harm the perception of the gap or lead to a loss of settlement identity. Vegetation on the northern boundary should be reinforced as part of any proposal.

**Site 139** is a triangular area of mainly sheep grazed pasture that extends into the built up area. The land rises gently northwards but falls down to a small stream to the east with Nanny Copse forming a strong landscape feature along this boundary some parts of the woodland appear to be included within the site. Barnham Lane forms the western edge and the hedge and occasional trees allows partial views across the site from the road on the approach from the north. The residential development to the west of the road is reasonably well integrated by the roadside vegetation. Just beyond the northern boundary lies a large glasshouse complex (Choller Farm) which is locally prominent in views across the site; there are views over this to the rising downs in the distance beyond. The site lies within the Barnham/Walberton Local Gap and the land along the brook is identified as an area of flood risk. The site is not considered suitable for development - it is quite apparent as a wedge of countryside, edged by Nanny Copse, extending in to the edge of the village; it therefore contributes to the identity of the settlement and the perception of the wider separation provided by the countryside extending north towards Walberton.

**Site 128** appears to be a redundant nursery site, containing rough unmanaged land, contained by a large nursery and glasshouses to the west, and residential development to the east and north (north of Barnham Road). The site is generally well enclosed with a scrubby hedgerow along the eastern and southern boundaries. The residential areas to the north and east of the site lie within an Area of Special Character (Policy Area 1), defined for its special character and it lies within the edge of the Local Gap defined between Eastergate and Barnham. If the site is classified as brownfield it is suitable for development in policy terms; however, as the site no longer appears to contain any appreciable buildings the sites status as previously developed land may be open to question. Notwithstanding this, the suitability of the site for development also needs to be informed by the appropriateness and acceptability of effectively merging Westergate/Eastergate with Barnham. The gap is fragile here with very little open land remaining - the two settlements have more or less merged already and there

is no clear distinction between the two. In landscape terms the site is suitable for development subject to any proposals not causing harm to the Area of Special Character. The southern boundary should be strengthened with planting to contain it from the open arable landscape to the south and the right of way that runs along this edge.

#### Westergate/Eastergate

A number of sites are proposed at these two settlements which are effectively already connected to each other. All of the sites at Eastergate lie within LCA 16 – Fontwell-Eastergate Mosaic (Moderate Sensitivity; Moderate Landscape Value; Medium Capacity). Access was not available to the following three sites, all or most of which lie within the Barnham Rife Catchment Area.

**Site 4** appears to consist predominantly of a farm (Follyfoot Farm) and an orchard. It is an area of predominantly undeveloped land that rises gently to the north occupied by fruit trees. Whilst the site appears generally discreet, its location at the northern end of the existing development that follows the A29 towards Fontwell, means that it does contribute to the maintenance of separation between the southern part of Fontwell. The site is therefore not considered suitable for development as other more suitable sites appear to be available within the immediate area.

**Site 138** lies immediately south of Site 4 and appears to be an area of unmanaged land (aerial photograph indicates remnants of a glasshouse and hard standing) lying to the rear of properties that front on to the A29. The site is slightly lower than Site 4 and appears to be well contained from wider aspects by a robust tree belt along the eastern boundary beyond which lies considerable further vegetation (Site 105 – see below) which enhances this containment. To the north lie trees along garden boundaries and the orchard within Site 4. Access appears to be potentially available off Collins Close or off Barnham Road via a strip of land. The site is considered suitable for development.

**Site 105** is an interesting mosaic of mature orchards, areas of scrub, interspersed with apparently unmanaged/rough areas of grassland, with a group of sheds (potentially a former nursery) towards the centre, subdivided by a conifer belt. The site is very discreet being contained along the southern boundary by vegetation along Barnham Road; vegetation along the right of way to the east; vegetation rising up to the north, and site 138 and development beyond to the west. The northern boundary does not follow a defined feature. The principal constraints to development of this site would appear to be the areas of vegetation (including old orchards which are a diminishing resource), the buffer that this provides between Eastergate and West Barnham (only a single open field separates the site from the edge of Barnham to the east), and the potential ecological value of the site as a mosaic of interrelated habitats. The site would need to be subject of detailed evaluation to determine its suitability, in whole or in part, for development. If wider development in the area generally were to be pursued it may be that parts of this site would be more appropriate for accommodating recreational uses which would retain and respect the site's distinctive structure and character.

Sites EA9, EA10, EA12 lie on the western side of the A29 on the western edge of Eastergate; Sites EA9 and EA12 abut Site WE1 (see below) to the west. The area around the junction between the A29 and B2233 is a Conservation Area.

**Site EA10** is a small grass paddock contained by a scrap yard to the west, a house and track to the south, and ribbon of detached houses to the north. The site is suitable for development, subject to compatibility with the neighbouring use.

**Site EA12** consists of a small grass paddock to the rear of the property (potentially of some historic interest and within the Conservation Area) fronting onto the junction between the A29 and B2233, with a smaller paddock to the west adjoining development at Barnett Close which accommodates a large quantity of stored machinery and abandoned vehicles; both paddocks are urban fringe in character and apparent from the south and east at this important crossroads in the village. The northern boundary is also open with open pasture beyond. **Site EA9** lies between the two sites and is an area of pasture that is open to the west; a track crosses it which provides access to a barn to the west. The site is closely related to Site EA12.

Most of the western part of EA12 appears suitable for development being contained by existing development to the west and east, although any such development should respect the setting of the Conservation Area. Site EA9 and the eastern part of Site EA12 provide a significant local gap in the otherwise developed frontage of the A29 where Eastergate and Westergate meet. It is recommended that these two sites are retained undeveloped for this reason and the link that they provide to the countryside to the west, unless Site WE1 to the west is to be identified for development, in which case these sites should come forward together as a combined allocation.

Two sites are located north of Westergate. **Site WE1** adjoins Sites EA9 and EA12 and is an area of pasture with development on the southern and western sides. A large barn and associated storage yard lie within it and the area has a generally urban fringe character with the scrap yard being particularly apparent; a large glasshouse lies to the west. The site is only partially contained to the north and there are glimpses between trees beyond towards the Downs. The site is apparent in westerly views (across sites EA9 and EA12) from the A29 to the east; however it is otherwise relatively discreet and has the potential to accommodate development although a strong landscape buffer should be created along the northern edge in advance of this proceeding.

**Site WE9** is an area principally of level pasture subdivided by fencing into a number of paddocks, with an area of scrub in the south western part. There are views across the area to the scrap yard and development on the A29; the western side is contained from wider countryside by a belt of trees along Northfield Lane. Shelterbelts and other intermittent vegetation to the north provides some filtered containment. The area, combined with the sites to the east, provides an opportunity for an area of comprehensive development to come forward on the northern edge of the settlement (access to this site appears to be a significant constraint otherwise).

Two large potential directions of growth comprising larger sites (Sites 113 and 124), have been identified on the west and east sides of Westergate and these are considered in conjunction with the smaller sites that have been put forward on these peripheries.

**Site 113** lies along the western side of the village extending south from the B2233 Nyton road to the A29 south of the settlement. The eastern part of this area lies within LCA 13 – Westergate Western Fringe (Moderate Sensitivity; Slight Landscape value; Medium/High Capacity), with the Coastal Plain landscape (LCA's 12 and 15 – both Low Capacity) lying to the west. The character assessment reflects the varied pattern in this area with the western fringes of the settlement being a mosaic of small fields, paddocks, and nurseries interspersed with hedgerows; a ribbon of development follows Hook Lane such that the southern part is contained on three sides by development. A significant belt of vegetation follows a brook line and this differentiates the Fringe LCA from the more open arable landscape of the Coastal Plain to the west which forms the western part of this site, except in the central part where smaller landscape compartments follow Hook Lane. There are distant views north, from near Nyton, towards the Downs from the northern part of this area. The site also extends into the plain to the south of the village on the south side of the railway; a large landfill is located west of this area.

The LCA rightly identifies the settlement fringes as having a Medium/High Capacity. The small scale pattern could accommodate development within the established landscape structure, although access to these various parcels of land is likely to be a constraint unless a new north-south link is provided (which is what the form of the site appears to suggest). However, a new access road would exert pressure for the development of the western area (such development may even be required to fund this road) which is unsuitable for development. The following sites lie within this area:

**Site WE10** - a former nursery, now overgrown, adjacent to the recreation ground; it is well contained from the wider area. It is suitable for development, subject to ecological evaluation and protection of important trees although access may be a constraint.

**Site WE11** - a series of horse paddocks subdivided by fencing, with an urban fringe character. It is contained on three sides by development and is suitable for development

subject to the retention of the good trees that lie within the southern part and safeguarding of the right of way on the northern boundary. Access appears to be constrained.

**Site 32** - a grass field, large dwelling and small nursery located south of the railway. The site is well contained and relates well to the settlement form south of the railway. Large nurseries appear to contain the site along its western side with mature tree belt beyond. The site is suitable for development.

Whilst these inner sites are acceptable for development in landscape/visual terms the more open western parts of Site 113 are less suitable. It appears that a new north-south road would be required and, if this is the case, this road would cut across the grain of the more open landscape of the plain.

**Site 124** extends across a large area of agricultural land between Westergate, Eastergate, and Barnham, either side of the railway which crosses this area. The landscape in this area also lies within the Coastal Plain. LCA 14 - Westergate Eastern Fringe lies along the eastern edge of the village and is characterised by a smaller field pattern, mainly pasture, and pattern of strong hedgerows with significant trees which reduces with distance from the settlement edge; some areas of scrub lie along the village periphery which is formed by individual cul de sac developments. On the whole the settlement edge is quite discreet with the wider landscape. The land falls gently south and east to a small brook which defines the boundary between the two LCA's and there are views from some parts of the settlement edge across this land. The open nature of the land also allows distant views northwards towards the Downs. Land adjacent to the course of the brook is identified as an area of flood risk. The northern part includes most of the Conservation Area around the attractive buildings at Manor Farm and adjacent church.

The larger part of the area is defined as LCA 17 – Westergate-Barnham Coastal Plain (both LCA's are adjudged as possessing Substantial Sensitivity; Slight Value; Low/Medium Capacity) which is typified by large open arable fields almost devoid of vegetation. The slight rise in this area provides some screening of the urban edge at Barnham. The site includes an area of mainly land to the south of the railway, the main southern edge of which is formed by a gappy hedgerow. Due to the lack of vegetation and the relatively level terrain expansive views across the area will be inevitable.

The following sites lie within this wider area:

**Site WE4** – an area of principally pasture fields sloping down the brook from the edge of Westergate with a number of well-used rights of way. The fields are progressively more open to the east but are relatively discreet due to the rise in the landform in the area to the east of the brook. The western area is suitable for development which should incorporate significant planting along the eastern periphery, perhaps related to open space along the brook flood plain, and ensure the retention of the main hedgerows and important trees as part of a green infrastructure.

**Site 68** – a small area of well contained unmanaged land. The site is suitable for development with access off Orchard Gardens, subject to protection of boundary vegetation.

**Site WE6** – site south of the railway comprising series of horse paddocks divided by fencing at Ryefield Farm (large complex of barns, stables, ménage, hardstandings and a house). Access is available off the end of Woodgate Road. A static caravan site lies to the south with open arable land to east. The site is suitable for development although flood risk is a constraint along the eastern side where a strong landscape edge would be appropriate. There is the potential for this site to come forward with the farmland to the north which forms a small part of the southern part of Site 124.

One other site, **Site WE8**, lies on the southern edge of the settlement. This pasture field is contained on all sides by development (housing to north; static caravan site to east; employment site (former saw mill) to south; houses and nursery to west on west side of A29. The site is suitable for development although particular attention should be paid to the treatment of the road frontage given the sites location on the southern edge of the village.

Whilst the appraisal shows that there are a number of sites in the Westergate/Eastergate/Barnham area that may be suitable in landscape terms for accommodating development their scattered nature would continue a rather unstructured pattern of growth which is unlikely to bring forward a sustainable pattern of development and provide wider community benefits (improvements in green infrastructure and transport links for example) that a more concentrated development strategy may be able to deliver.

One of the principal attractions for considering large scale development in this area is the presence of Barnham railway station. This suggests that, all other things considered, those sites that are in closer proximity to the station should be favoured over those that are more remote from this facility. The most significant site that is in close proximity is Site 124. Whilst this site is open, rather featureless, facilitates longer distance views, and appears to be of higher agricultural value there is scope for a strategic level of development to come forward in this location. It would appear that there is merit in combining this site with Site 128, on the western edge of Barnham, to facilitate access. With careful planning the identities and separation of Barnham and Eastergate/Westergate could be maintained. Substantial new planting (preferably in advance of development) would be required to assimilate the new urban edge, create an appropriate landscape setting, and reinforce identity. There is also an opportunity to create a focal area of open space in the core of this area that, whilst maintaining separation and accommodating visual links beyond the site, could act as a focus for the wider community that extends in an arc around this open area. The development could be supplemented with further growth in the more discreet eastern part of Westergate (Site WE4) with an appropriate new link eastwards to connect the village more directly with the station.

The landscape constraints and, in particular, the potential for the merging of the existing scattered development pattern in other areas (such as between Fontwell and Eastergate) to create larger areas of development, with a resultant loss of identity, indicates that the most appropriate focus for larger scale growth is in the area west of Barnham. Other smaller sites could be brought forward as part of the growth strategy where this does not compromise development and would bring about more localised benefits.

It should also be noted that many of the sites are relatively low lying and may in future have potential to flood as a result of climate change. Generous open space areas and planting associated with a SUDS strategy are generally going to be desirable within almost all potential development sites in order to help accommodate and mitigate future flood risks.







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