

SITE ASSESSMENTS REPORT

June 2013

The purpose of this report is to provide a summary of sites assessed as suitable for allocating for housing development in Policy 4 of the Pre-Submission Littlehampton Neighbourhood Plan (LNP).

The assessment follows on from the methodology for strategic housing land availability assessment documents outlined in the good practice document published by DCLG in 2007, as adopted by Arun District Council in its 2012 Strategic Housing Land Availability Assessment (SHLAA).

It comprises an assessment of those sites assessed as potentially suitable in the SHLAA and other sites identified as part of the community survey. In doing so, it qualifies, where relevant, the assessment made in the SHLAA and it applies a finer grain of assessment in accordance with the site selection criteria proposed in Policy 3 of the Plan.

All other sites assessed as unsuitable for housing development in the SHLAA have been excluded from assessment in this report.

Littlehampton Neighbourhood Plan Steering Group

SHLAA Site Reference	15 (part)
Location	Land at Courtwick (eastern part only)
Use(s)	Former nursery.
Gross Site Area (Ha)	1.5 Ha
Suitability	<p>The site adjoins the existing employment area off New Courtwick Lane and does not form part of the consented residential scheme of 600 homes to its west and south off Courtwick Lane.</p> <p>It is adjoined by residential development to the north on Courtwick Lane and will be by the new scheme to its west. To the south it will be adjoined by new employment uses as part of the primarily housing scheme.</p> <p>The land lies outside the built up area boundary and is some distance from the Fitzalan Corridor as defined in Policy 2 of the LNP. Consent has been given in the past for employment use.</p>
Availability	The land is currently vacant and may be made available during the plan period.
Achievability	A residential scheme is likely to be viable as there are no significant ground condition or other constraints that would increase development costs.
Net Developable Area (Ha)	-
Site Density	-
Phasing	5 years: 6+ years:
Concluding Assessment	The site does not comply with the Policy 3 criteria by way of its location and should not therefore be allocated in Policy 4. In addition, the site is better suited to employment use.

SHLAA Site Reference	39
Location	Hollyacre, Toddington Lane
Use(s)	-
Gross Site Area (Ha)	-
Suitability	-
Availability	-

Achievability	-
Net Developable Area (Ha)	-
Site Density	-
Phasing	5 years: 6+ years:
Concluding Assessment	Scheme already consented.

SHLAA Site Reference	50
Location	Railway Wharf
Use(s)	Operational minerals
Gross Site Area (Ha)	1.99 Ha
Suitability	<p>The site is an operational minerals and waste site with no residential area close by - the East Bank area is a distance to the south. It is in flood zones 2 and 3.</p> <p>It is unsuitable for housing as the site is protected for its continued minerals and waste use and employment use. It is relatively isolated from other residential development.</p>
Availability	The site is not currently available for redevelopment and there is very little prospect that it may become available during the plan period.
Achievability	-
Net Developable Area (Ha)	-
Site Density	-
Phasing	5 years: 6+ years:
Concluding Assessment	The site does not comply with the Policy 3 criteria and is not likely to become available for redevelopment. It should not therefore be allocated in Policy 4.

SHLAA Site Reference	84
Location	Fairhaven Nursery, Toddington Lane
Use(s)	-
Gross Site Area (Ha)	-

Suitability	-
Availability	-
Achievability	-
Net Developable Area (Ha)	-
Site Density	-
Phasing	5 years: 0 6+ years: 26
Concluding Assessment	Scheme already consented.

SHLAA Site Reference	LU12
Location	South of Cornfield Close
Use(s)	Public open space and caravan park
Gross Site Area (Ha)	10.48 Ha
Suitability	<p>The land is adjoined by residential development to the north, east and west and by school playing fields to the south. The new Fitzalan Link road on the western boundary will create an access to the land that at present is only accessible through Cornfield Close and Oakcroft Gardens. It is within the built up area boundary and within the Fitzalan Corridor defined in Policy 2 of the LNP.</p> <p>It is known that part of the land may be suitable for new leisure uses to serve the town - these are best located on the western part of the land, given its proximity to the new road link.</p> <p>It is also expected that a significant part of the site will remain public open space and will be improved for that purpose. The eastern part of the site is best suited to this purpose as its will serve not just any new residential development but also the communities west of Horsham Road between the A259 and Elmgrove Road.</p> <p>The land cannot come forward for development until the later part of the plan period when the new link road has been constructed and the plans for potential leisure uses is known.</p>
Availability	The landowners have indicated the land is available for residential development.
Achievability	Residential land in this location has a high value, relative to the established uses of allotments and storage yard. There will be a need to meet the cost of re-providing the allotments, of mitigating noise from the rail line and of improving the access road and junction.
Net Developable Area (Ha)	3.0 Ha

Site Density	30 dwellings per Ha = 90 dwellings
Phasing	5 years: 0 6+ years: 90
Concluding Assessment	Site meets Policy 3 criteria, is available and is achievable. Part of the site can therefore be allocated in Policy 4 with the remainder allocated as a Local Green Space to protect and deliver the public open space.

SHLAA Site Reference	LU18
Location	Various Nurseries, Toddington Lane
Use(s)	-
Gross Site Area (Ha)	-
Suitability	-
Availability	-
Achievability	-
Net Developable Area (Ha)	-
Site Density	-
Phasing	5 years: 6+ years:
Concluding Assessment	Scheme already consented.

SHLAA Site Reference	LU111
Location	Locomotive PH, Terminus Road
Use(s)	-
Gross Site Area (Ha)	-
Suitability	-
Availability	-
Achievability	-
Net Developable Area (Ha)	-
Site Density	-
Phasing	5 years: 6+ years:
Concluding Assessment	Scheme already consented.

SHLAA Site Reference	2
Location	Littlehampton Marina (West Bank)
Use(s)	-
Gross Site Area (Ha)	-
Suitability	-
Availability	-
Achievability	-
Net Developable Area (Ha)	-
Site Density	-
Phasing	5 years: 6+ years:
Concluding Assessment	Strategic housing allocation only - not within the scope of the LNP.

SHLAA Site Reference	72
Location	Downsview, Lyminster Road
Use(s)	Open land
Gross Site Area (Ha)	0.75 Ha
Suitability	<p>The site is outside the built up area boundary and is some distance from the Fitzalan Corridor as defined in Policy 2 of the LNP. There is residential development to the south and east and horticultural uses to the west.</p> <p>Access to the site may be difficult from either of the sharp bends on Lyminster Road (A284), which are both close to the level crossing to the south and to the junction with Mill Lane. This constraint may not be possible to overcome for a scheme of any size until the Lyminster Bypass and/or Fitzalan Link (northern section) are completed and the A284 downgraded.</p>
Availability	It is not known if the land is available for development.
Achievability	The land does not appear to have any constraints that will impose higher development costs so is likely to be viable.
Net Developable Area (Ha)	-
Site Density	-
Phasing	5 years: 6+ years:

Concluding Assessment	Site does not meet the criteria of Policy 3 so should not be allocated in Policy 4.
------------------------------	---

SHLAA Site Reference	100
Location	Harbour Park, Coastguards Road
Use(s)	Amusement park
Gross Site Area (Ha)	0.55 Ha
Suitability	<p>The site is surrounded by The Green, the River Arun and the Oval Lake - all important natural and recreation assets for the town - on all sides. It is outside the built up area boundary and is some distance from the Fitzalan Corridor as defined in Policy 2 of the LNP.</p> <p>The leisure facilities are a popular destination for the local community and visitors.</p> <p>Residential development is not suited to this location as the current use is appropriate for this location and forms part of a distinct sea front combination of open space and leisure uses.</p>
Availability	It is not known if the land is available for development.
Achievability	The land does not appear to have any constraints that will impose higher development costs so is likely to be viable.
Net Developable Area (Ha)	-
Site Density	-
Phasing	5 years: 6+ years:
Concluding Assessment	Site does not meet the criteria of Policy 3 so should not be allocated in Policy 4.

SHLAA Site Reference	-
Location	Elmgrove Road
Use(s)	Former school
Gross Site Area (Ha)	2.30 Ha

Suitability	<p>The site is within the built up area boundary and within the Fitzalan Corridor as defined by Policy 2 of the LNP. There is residential development to the south east, east and west. A secondary school forms its northern boundary and the Rosemead public open space its main southern boundary. The Fitzalan Link road (currently the access road to the school) forms its western boundary.</p> <p>A residential development scheme will require access to the Link road as Elmgrove to the south is not suited to this purpose. A scheme may upgrade and extend the adjoining Rosemead open space to deliver its open space requirements to benefit the new community and existing local residents.</p>
Availability	The landowners have indicated the land is available for residential development.
Achievability	The land does not appear to have any constraints that will impose higher development costs so is likely to be viable.
Net Developable Area (Ha)	2.00 Ha
Site Density	30 dwellings per Ha = 60 dwellings
Phasing	5 years: 6+ years:
Concluding Assessment	Site meets Policy 3 criteria, is available and is achievable. The site can therefore be allocated in Policy 4.

SHLAA Site Reference	-
Location	St. Martin's Car Park
Use(s)	Public car park
Gross Site Area (Ha)	N/A
Suitability	<p>The site is within the built up area boundary and within the Fitzalan Corridor as defined by Policy 2 of the LNP. It is the subject of a development brief by the District Council as primary landowner that will promote a town centre-type mixed use scheme, including an element of residential.</p> <p>There are already residential properties within and adjoining the town centre. The location is suited to apartments as part of a comprehensive redevelopment scheme incorporating retail, leisure and cultural uses and replacement public car parking.</p> <p>Should the development brief not prove successful in attracting investment in the first half of the plan period then a residential scheme may be reconsidered.</p>
Availability	It is not known if the land is available for development.

Achievability	The viability of a mixed use development scheme of the scale and mix proposed in this location may be difficult but this is for the development brief to determine.
Net Developable Area (Ha)	0.25 Ha (as part of a comprehensive scheme)
Site Density	80 dwellings per Ha = 20 dwellings
Phasing	5 years: 0 6+ years: 20
Concluding Assessment	Site meets Policy 3 criteria, is available and may be achievable. The site can therefore be allocated in Policy 4.

SHLAA Site Reference	-
Location	Church Street/Fitzalan Road
Use(s)	Health centre and vacant land
Gross Site Area (Ha)	0.65 Ha
Suitability	<p>The land is within the built up area and lies within the defined Fitzalan Corridor as defined by Policy 2 of the LNP. It is adjoined by residential development to the north west and by church to the south and west. There is also residential development on the opposite side of Fitzalan Road.</p> <p>The land is suited to residential use in part, though there is a need to reserve part of the site for a retained but smaller medical services facility. It has a prominent frontage to the Church Street/Fitzalan Road junction and to both roads and its design should therefore reflect this importance. The existing healthy facility access on to Church Street should be reused and serve both the new residential and medical services schemes.</p>
Availability	The landowner has indicated that the land will become available for redevelopment within the next five years.
Achievability	The land does not appear to have any constraints that will impose higher development costs so is likely to be viable.
Net Developable Area (Ha)	0.3 Ha
Site Density	45 dwellings per Ha = 15 dwellings
Phasing	5 years: 0 6+ years: 15
Concluding Assessment	Site meets Policy 3 criteria, is available and is achievable. Part of the site can therefore be allocated in Policy 4 with the remainder reserved for medical services use.

SHLAA Site Reference	-
Location	Land at Paterson Wilson Road

Use(s)	Public services buildings and vacant land
Gross Site Area (Ha)	0.60 Ha
Suitability	<p>The site is within the built up area boundary and within the Fitzalan Corridor as defined by Policy 2 of the LNP. It is adjoined by residential development to the north and west and beyond East Street to the south and beyond the Fitzalan Link road to the east.</p> <p>The site will become very prominent at the junction of East Street and the Fitzalan Link and its frontage to the junction and East Street will be better suited to an employment use, i.e. a business incubator facility. However, such a facility may only require half of the available site and its boundary to existing residential properties is better suited to a residential use.</p> <p>Access to the site for both purposes will be via Paterson Wilson Road to East Street only and not to the north nor directly on to the Link road. The design of the scheme should also reflect the importance of the site at the eastern entrance to the East Street Conservation Area.</p>
Availability	The landowner has indicated that the land will become available for redevelopment within the next five years.
Achievability	A scheme will need to meet the cost of demolishing existing buildings but this is not thought to be a significant constraint on viability, given the difference in use values between the current use and a residential use.
Net Developable Area (Ha)	0.3 Ha (as part of a comprehensive scheme)
Site Density	45 dwellings per Ha = 15 dwellings
Phasing	5 years: 15 6+ years: 0
Concluding Assessment	Site meets Policy 3 criteria, is available and may be achievable. Part of the site can therefore be allocated in Policy 4 with the remainder allocated for employment use.