

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

Reference	123
Site Location	Pigeon House Farm & Land to the South Dairy Lane
Parish	Walberton
Grid Reference	496928 - 105486
Strategic Allocation Site	No
Neighbourhood Plan Site	No
Site Area	66.33ha
Net Developable Area	39.8ha
Viability Typologies	1-LG150
Description of Site and Existing Use	Agriculture land divided into a number of fields, farm buildings to north of site and centre of site. Drains running through site, paths running through site. Agriculture, Woodland,
Settlement	Walberton
Local Plan Area	Inland Arun Area
Existing Use	Greenfield
Constraints	SCA, Strategic gaps, Ground Water Flood Risk V1, Settlement Gap Layer 2013, Settlement Gap Layer 2013 Provisional, Strategic Gaps Area 11 (iv)
Potential use for evaluation	Residential
Suitability Summary	Not Suitable. The site has a low landscape capacity for development and forms part of an important gap between settlements which prevents coalescence. Large site within Soft Sand Minerals Safeguarding Zone >0.5 ha.
Availability Summary	The site has previously been promoted to the Council. However, it is not currently clear if it still remains available for development.
Achievability Summary	Not currently achievable
Current Status	Not Currently Developable

