

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

Reference	127
Site Location	Land to North of Eastergate Lane
Parish	Walberton
Grid Reference	496235 - 106270
Strategic Allocation Site	No
Neighbourhood Plan Site	No
Site Area	8.29ha
Net Developable Area	4.97ha
Viability Typologies	1-LG150
Description of Site and Existing Use	Unusually shaped plot, mainly used as horse paddocks between West Walberton lane and Eastergate lane. On edge of Walberton village. Horse Paddock
Settlement	Walberton
Local Plan Area	Inland Arun Area
Existing Use	Greenfield
Constraints	Outside BUAB within the countryside policy C SP1. Lidsey Treatment Catchment, SCA, Ground Water Floor Risk V1. within Sharp Sand Minerals Consultation Area >0.5 ha. Walberton Conservation Area and wider setting.
Potential use for evaluation	Residential
Suitability Summary	The site is contrary to policy, although within 400 m of the BUAB and settlement, has significant potential constraints within the wider landscape and character of Walberton settlement and is therefore not in a sustainable location for housing development.
Availability Summary	The site is promoted recently to yield 150 dwellings (HELAA update 2021) and is therefore considered available.
Achievability Summary	Not currently achievable. NCD.
Current Status	Not Currently Developable

