

HELAA Assessment Summary Table - Not Currently Developable - Mixed Use Site

Reference	139
Site Location	Land East of Barnham Lane (Nannys Copse), Barnham
Parish	Barnham & Eastergate
Grid Reference	496313 - 104884
Strategic Allocation Site	No
Neighbourhood Plan Site	No
Site Area	8.95ha
Net Developable Area	5.37ha
Viability Typologies	1-LG150
Description of Site and Existing Use	Agricultural fields with an area covered with trees. The site forms a green wedge into the centre of Barnham. Agriculture
Settlement	Barnham
Local Plan Area	Inland Arun Area
Existing Use	Greenfield
Constraints	Level site located in Flood Zone 1. Flood Zone Fluvial 2. Outside defined built up area. Part of the site is located within Local Gap between Barnham and Walberton. The site is within Local Green Space therefore it not suitable for development. Part of site is an Ancient Woodland
Potential Use for Evaluation	Residential
Suitability Summary	The site is located outside, but adjoining the settlement boundary. The southern part of site is designated as a local green space in the Barnham and Eastergate Neighbourhood Plan 2014-2029 so it is not suitable for development. The Northern section of the site is in the Gaps Between Settlements (SD SP£) Barnham to Walberton.
Availability Summary	The site has been promoted in the 2019 HELAA update.
Achievability Summary	According to the Arun Local Plan Viability Study 2016, sites such as this are viable and achievable.
Current Status	Not Currently Developable

