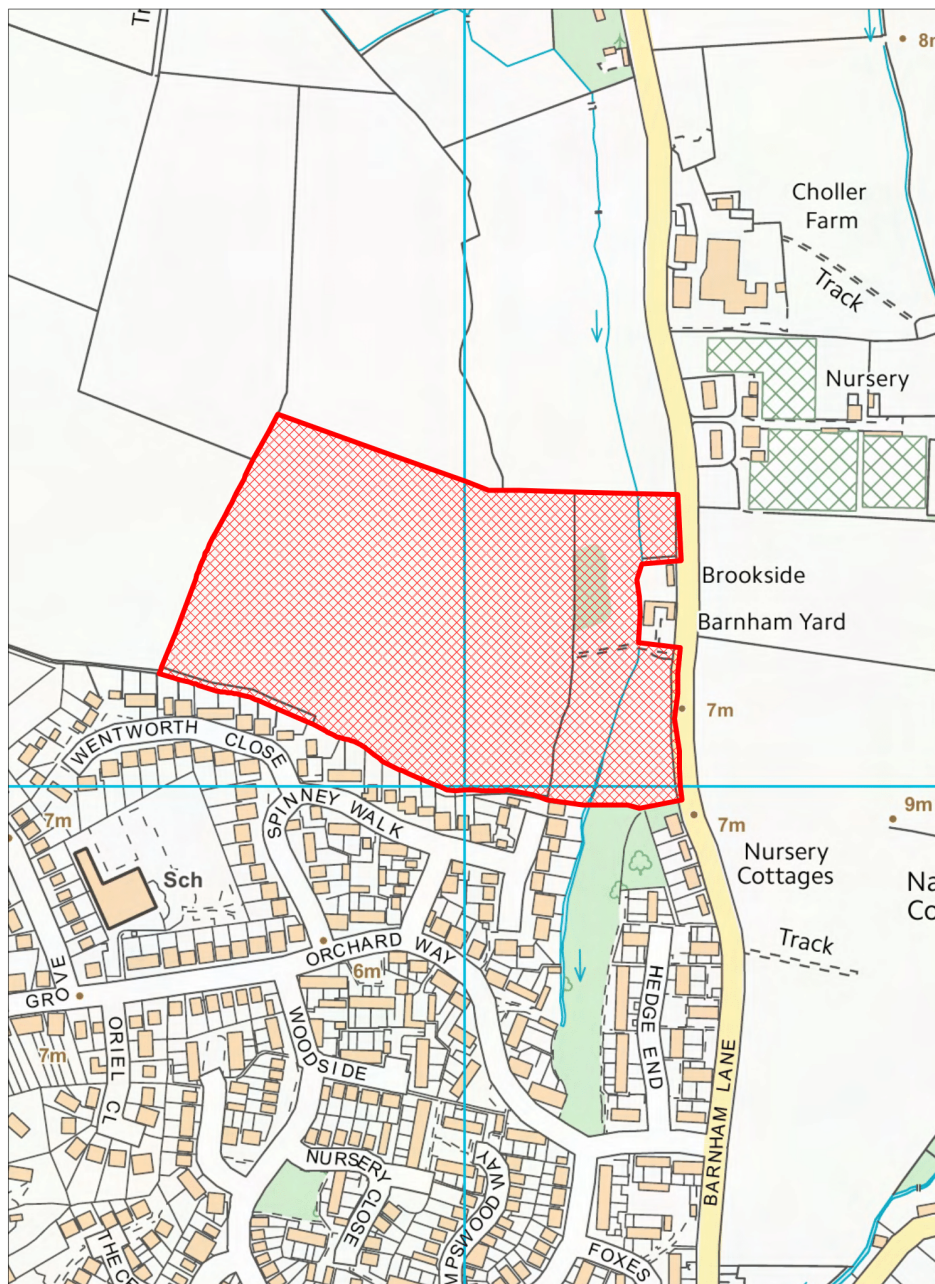


HELAA Assessment Summary Table - Not Currently Developable - Residential Site

Reference	146A
Site Location	Choller Estate, Land to north and west of Barnham Lane
Parish	Walberton
Grid Reference	495972 - 105123
Strategic Allocation Site	No
Neighbourhood Plan Site	No
Site Area	6.9ha
Net Developable Area	4.14ha
Viability Typologies	1-LG150
Description of Site and Existing Use	Site area made up of an agricultural field with some attractive mature (possibly ancient) trees and other vegetation. Agriculture
Settlement	Barnham
Local Plan Area	Inland Arun Area
Existing Use	Other
Constraints	<p>Within Countryside (policy C SP 1) and Strategic Gap. Also within Lidsey Treatment Catchment, SCA, Ground Water Floor Risk and Flood zones 2, 3a and 3b. Walberton Neighbourhood Plan 2019-31 Policy VE 3 Protection of Trees & Hedgerows; Policy VE 13 2020 Distinctive Views & Vistas and adjacent biodiversity corridor (may be important for foraging e.g. bats)</p> <p>PLEASE NOTE: The climate change 100yr flooding contour affects this site and could potentially reduce the final yield for the site. The final yield will be dependent on sequential and exception tests and other relevant mitigation measures. The yield figure in this report does not reflect the climate change impact and therefore the status of this site reflects the yield using the viability study methodology without the climate change 100yr flooding contour. Should this site be taken forward as an allocation within the development plan, then further assessment will be required to address the climate change impact Large site >0.5 ha within Soft Sand Minerals Safeguarding Area and strategic gap.</p>
Potential Use for Evaluation	Residential
Suitability Summary	Not suitable. Outside BUAB contrary to policy C SP1 Countryside and is also within a strategic gap although modest scale and configuration may offer scope not to conflict with the purposes gap. Access to Barnham Lane. Climate change impacts approx 10% of site with island effect western flank access. Within Sharp Sand and Gravel Minerals Safeguarding Area. Not included in recently made Walberton Neighbourhood Plan update (NDP2) which includes allocations which meet the housing requirement.

Availability Summary	The site has previously been promoted in 2021 for 150 dwellings commencing in 2024 and completing in 2026. the land is subject to a lease but promoter states ability to provide vacant possession and is therefore considered available. The site has been promoted during the Call For Sites 2023 and 2024 so is considered available for development.
Achievability Summary	According to the Arun Local Plan Viability Study 2016 the site is considered to be viable and achievable.
Deliverability Summary	The site has been promoted in the Call For Sites 2024 update process with an update form received. This does not give evidence of trajectory details or timeframes of development at present however the promoters state that this site could come forward with neighbouring site to the west (HELAA ref 19WA1) to form a larger site of up to 300 dwellings. However even with a careful masterplanning approach, a combination of these two sites would likely cause adverse harm to the gap so it is not a suitable location at present and as such is 'Not Currently Developable' status (As at Oct 2024).
Current Status	Not Currently Developable

146a



Mapping produced by Arun District Council

© Arun District Council and Crown Copyright. All rights reserved. Licence No: 100018487, 2017
Production Date: 18 April 2017

www.arun.gov.uk

