

HELAA Assessment Summary Table - Not Currently Developable - Residential Site

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| Reference | 18WA3 |
| Site Location | Walberton House The Street Walberton |
| Parish | Walberton |
| Grid Reference | 497262 - 105647 |
| Strategic Allocation Site | No |
| Neighbourhood Plan Site | No |
| Site Area | 3.7 hectares. |
| Net Developable Area | 2.6 hectares. |
| Viability Typologies | 2 - LG75 |
| Site Description/Existing Use | Flat greenfield site which includes Walberton House and its Garden. Access is via the existing driveway to the house which is on a tight bend on Church Lane. Trees form the boundary of the land and the land is subject to a TPO - TPO/WA/1/86. Walberton House is a Listed building and there are other listed buildings along Church Lane and St Mary's Church. |
| Settlement | Walberton |
| Local Plan Area | Inland Arun Area |
| Existing Use | Garden |
| Constraints | TPO - TPO/WA/1/86. Listed buildings in close proximity to the site. |
| Potential use for evaluation | Residential. |
| Suitability | Due to the sites location outside the BUAB contrary to policy C SP1 Countryside, within a strategic gap and partly within the Walberton Conservation Area, in a historically sensitive location in close proximity to a number of listed buildings and setting with trees subject to TPO. The site is not considered suitable for development. |
| Availability Summary | The site has been promoted since the 2018 HELAA call for sites and has been submitted during the HELAA 2021 update process so considered available for development. |
| Achievability Summary | The Arun Local Plan Viability Study 2016 identifies that a site such as this is viable and achievable. |
| Deliverability Summary | Promoter has stated that it is available and able to develop in 5 dwelling units in 2022. |
| Current Status | Not Currently Developable |

