

HELAA Assessment Summary Table - Not Currently Developable - Residential Site

Reference	18WA4
Site Location	Land south of Walberton
Parish	Walberton
Grid Reference	496671 - 105812
Strategic Allocation Site	No
Neighbourhood Plan Site	No
Site Area	12.4 hectares.
Net Developable Area	7.4 hectares.
Viability Typologies	1 - LG150.
Site Description/Existing Use	Flat greenfield agricultural site with access from Pound Lane / Dairy Lane. The site is outside but adjoins the built up area of Walberton. Trees line the boundary of the site and there are TPO's to the south of the site. Neighbouring uses are residential and farm land uses.
Settlement	Walberton
Local Plan Area	Inland Arun Area
Existing Use	Greenfield
Constraints	<p>A couple of Listed buildings and Walberton Green conservation area to the north west of the site. Site is within the Barnham to Walberton Gap. A small part of the site covers part of a Local Green Space. Within soft Sand Minerals Safeguarding Area (>0.5ha).</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. area and local green space.</p>
Potential use for evaluation	Residential.
Suitability	Not Suitable. NCD. Outside and adjacent to BUAB development proposed would be contrary to policy C SP1 Countryside and prejudicial; significant scale site within Barnham-Walberton Gap. Adjacent to Conservation Area. Site >0.5 ha within soft Sand minerals Safeguarding Area. Not identified in the Walberton Neighbourhood Plan (NDP2) update which allocates sufficient housing sites towards its housing requirement.

Availability Summary	The site has been promoted through the HELAA call for sites update 2021 for 200 dwelling units in the longer term and in is therefore considered to be available for development in longer term. Site is also subject to subject to extant tenancies and isn't immediately available.
Achievability Summary	The Arun Local Plan Viability Study 2016 identifies that sites such as this are viable and achievable.
Deliverability Summary	Call for Sites 2023 update form suggests an application could be submitted within 12 months of the site being allocated in the Local Plan.
Current Status	Not Currently Developable

