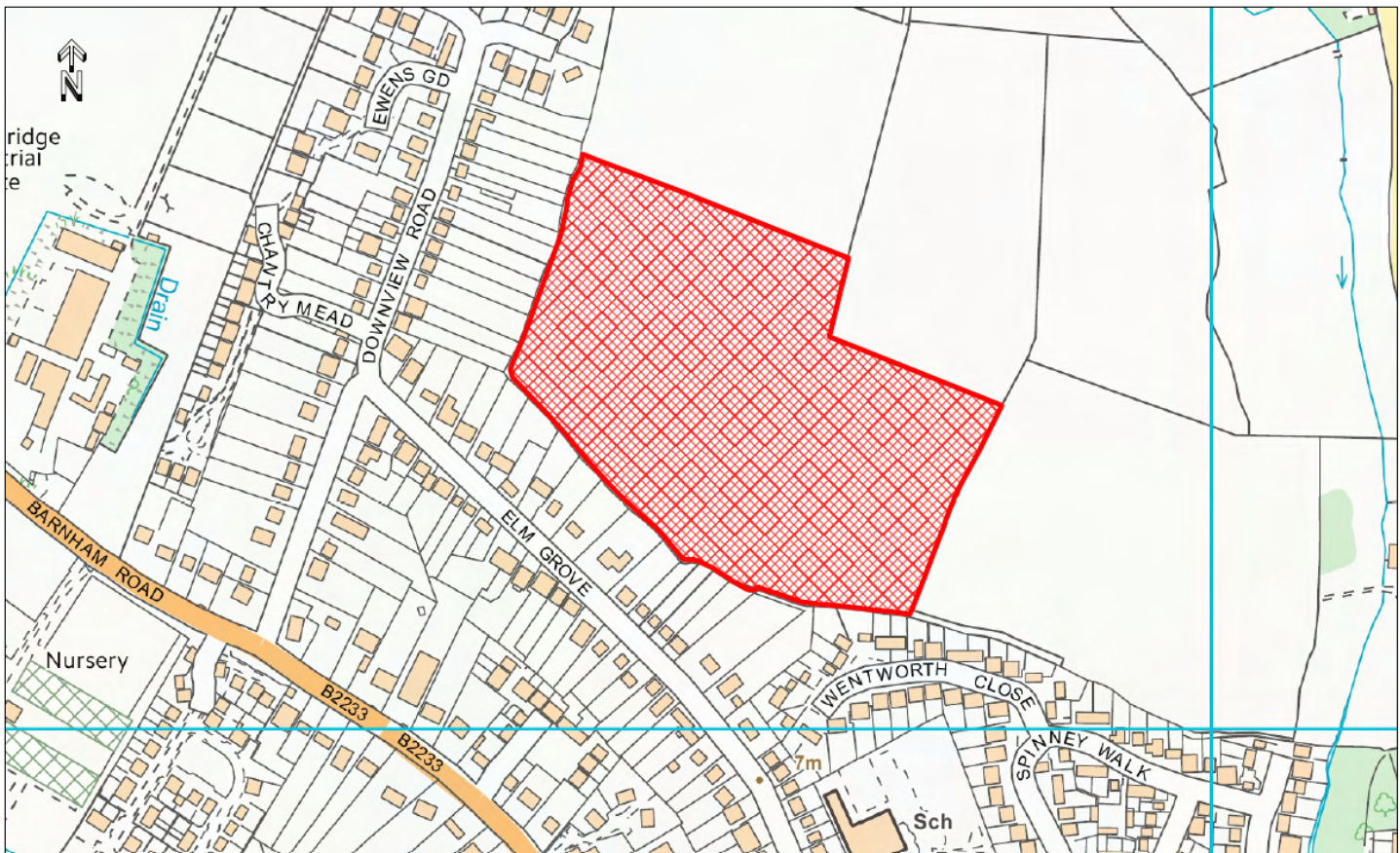


HELAA Assessment Summary Table - Not Currently Developable - Residential Site

Reference	19WA1
Site Location	Land to the north of Elm Grove, Barnham Choller Estate
Parish	Walberton
Grid Reference	495647 - 105239
Strategic Allocation Site	No
Neighbourhood Plan Site	No
Site Area (ha)	6.69
Net Developable Area (ha)	4.0
Viability Typologies	1-LG150
Site Description/Existing Use	Flat, agricultural field with housing to the western and southern boundaries Agriculture
Settlement	Barnham
Local Plan Area	Inland Arun Area
Existing Use	Greenfield
Constraints	<p>Lidsey Treatment Catchment; Area susceptible to groundwater flooding, access - this would have to be achieved through the development of a neighbouring parcel of land (already in the assessment). SDNPA Local Plan 2019 HRA Buffers (SD10) cover Western edge of site, Outside Built-Up Area (Countryside - C SP1), Gaps between Settlements (SD SP3) Barnham to Walberton. Site includes mature hedgerows interspersed with trees within countryside setting.</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.</p>
Potential use for evaluation	Residential
Suitability	Not suitable. Outside of but adjacent to BUAB and therefore, contrary to policy C SP1 Countryside. Significant potential impact on local gap. Climate change impacts island effect - approx. 10% of site on particularly the south boundary and marginal to east. Significant impact within soft Sand Minerals Safeguarding Area >0.5ha. Back land and no direct access. Not identified in the recent updated Walberton Neighbourhood plan (NDP2) which allocates sufficient sites housing to meet

	required housing target.
Availability Summary	This site has been recently promoted in HELAA update 2021 for 140 dwellings and as a result is considered to be available for development.
Achievability Summary	The Arun Local Plan Viability Study 2016 identifies that a site such as this is viable and achievable
Current Status	Not Currently Developable

19WA1



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