

HELAA Assessment Summary Table - Developable - Residential Site

Reference	20WA2
Site Location	Land west of Yapton Lane Walberton
Parish	Walberton
Grid Reference	497610 - 106437
Strategic Allocation Site	No
Neighbourhood Plan Site	No
Site Area (ha)	2.6ha
Net Developable Area (ha)	1.8ha
Viability Typologies	3-MG50
Site Description/Existing Use	Greenfield
Settlement	Walberton
Local Plan Area	Inland Arun Area
Existing Use	Greenfield
Constraints	Outside Built-Up Area Boundary (Countryside - C SP1), Listed Buildings II - (Hilton Avisford Park Hotel, Yapton Lane, Walberton, Arundel, BN18 0LS, Lodge of Avisford Park Hotel, 1-3 Swiss Cottages and Quince Cottage), Area of Special Control, Adverts, Arun SFRA Ground Water Flood Risk v1, Area Susceptible to Groundwater Flooding, WSCC Mineral Consultation Area - Sharp Sand and Gravel. A27 bypass preferred route potential severance from BUAB environmental/amenity considerations and delivery timescales.
Potential use for evaluation	Residential
Suitability	The site is outside but adjoining the settlement boundary. Currently development on this site would contravene policy. However, from the information available, the site is considered suitable in principle for future housing potential, because of there are no insurmountable constraints, its accessibility to facilities and transport being within 50 m of the BUAB . The site could contribute to the creation of a sustainable, mixed community. However, the site footprint is large >0.5ha within the Minerals Safeguarding Area and adjacent/within 50-200m of the , the A27 Arundel bypass preferred route. Not in Neighbourhood Plan or emerging NP.
Availability Summary	The site was submitted during the HELAA Call for Sites process 2021 so it is considered available.
Achievability Summary	The Arun District Council Local Plan Viability Study of July 2016 assesses that a site like this should be viable
Deliverability Summary	The promoter estimates delivery of 20 units in 2021 and 30 units in 2022 - not feasible however, no applications submitted. Delivery timescales may be affected by A27 improvements. Developable longer term.

Current Status	Developable
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Projected Potential Yields

Suggested Density			Suggested Total Yield			Promoted/Planning Application suggested total yield	
30			55				
2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
0	0	0	0	0	25	30	0
2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37
0	0	0	0	0	0	0	0

20WA2

