

HELAA Assessment Summary Table - Not Currently Developable - Mixed Use Site

Reference	21WA1
Site Location	Land at Hooe Farm Tye Lane Walberton
Parish	Walberton
Grid Reference	496841 - 106647
Strategic Allocation Site	No
Neighbourhood Plan Site	No
Site Area (ha)	15.3ha
Net Developable Area (ha)	9.2ha
Viability Typologies	1-LG150
Site Description/Existing Use	Agricultural and light industrial, Trees largely to boundaries. Access off Tye Lane.
Settlement	Walberton
Local Plan Area	Inland Arun Area
Existing Use	Mixed Uses
Constraints	Outside Built-Up Area (Countryside, Cut through by preferred A27 bypass, WSCC Minerals Consultation Area - Sharp Sand and Gravel Safeguarding, High Susceptibility to Groundwater Flood Risk; Area of Special Control (Adverts), In HRA Buffers and presence of bats recorded, Ancient woodland on opposite road of Copse Lane at Potwell Copse, TPO on large part of southern boundary, Lidsey catchment, 4 areas of Potentially Contaminated Land focused at the industrial area and adjacent to the existing A27 (closed landfill), Listed Building on opposite side of Tye Lane
Potential use for evaluation	Residential and Employment
Suitability	Not suitable due to Safeguarding Main Road Network (T SP3) Proposed Arundel Bypass A27 Preferred Options route goes through middle of site.
Availability Summary	The Site has been submitted through the HELAA Call for Sites and is therefore considered available for development.
Achievability Summary	According to the Arun Local Plan Viability Study 2016 the site is considered to be viable and achievable.
Current Status	Not Currently Developable

