

HELAA Assessment Summary Table - Not Currently Developable - Residential Site

Reference	21WA2
Site Location	Land to the Rear of The Pines West Walberton Lane Walberton
Parish	Walberton
Grid Reference	495863 - 106505
Strategic Allocation Site	No
Neighbourhood Plan Site	No
Site Area (ha)	1.4
Net Developable Area (ha)	1.1
Viability Typologies	4-MG25
Site Description/Existing Use	The site is 2 open fields that are strongly defined on the boundaries by mature trees, of which those in the west are ancient woodland of Wandleys Copse. A stream runs through the centre running from north to south, with less mature trees at either end and more sparsely along. Garden area
Settlement	Fontwell
Local Plan Area	Inland Arun Area
Existing Use	Greenfield
Constraints	Ancient woodland of Wandleys Copse runs along western boundary In HRA buffer (SD10) Singleton and Cocking Tunnels (1200m) and bats recorded at site In Lidsey Drainage Catchment In WSCC Minerals Safeguarding Area - Soft Sand and Gravel High susceptibility to groundwater flooding TPOs define the east, west and southern boundaries
Potential use for evaluation	Residential
Suitability	The site has limited constraints but its position behind the existing line of the built form, being a distance from the nearest settlements would make it a prominent incursion into the landscape. Furthermore it would seem to have high environmental and biodiversity value, making it less suitable for development.
Availability Summary	The site has been promoted in 2021 and so is considered available for the purpose of this assessment. The site has been further promoted in the 2024 Call For Sites process so it considered available for development in terms of this process.
Achievability Summary	The site may be promoted in the short term but its position in relation to existing built form and environmental constraints mean that a sensitive design and likely mitigation will be needed to make the site achievable.

Deliverability Summary	The promoter suggests this could be available in the short term and though limited it would require a sensitive design to be delivered.
Current Status	Not Currently Developable

