

HELAA Assessment Summary Table - Not Currently Developable - Residential Site

Reference	94A
Site Location	Sunny Corner, Copse Lane Walberton
Parish	Walberton
Grid Reference	494470 - 106583
Strategic Allocation Site	No
Neighbourhood Plan Site	No
Site Area (ha)	3.47ha
Net Developable Area (ha)	2.429ha
Viability Typologies	2-LG75
Site Description/Existing Use	Residential dwelling and gardens. Woods. Access from Copse Lane.
Settlement	Walberton.
Local Plan Area	Inland Arun Area
Existing Use	Residential
Constraints	Outside Built-Up Area, Ancient Woodland, Ground Water Flood Risk, limited part falls in Flood Zone 2 and 3a, which remains with climate change but does not worsen, HRA Buffers (SD10) Singleton and Cocking Tunnels SAC (12000m) covers whole site with recent bat siting's recorded, Within Lidsey Drainage Catchment, TPO bounds the commitment site to the south
Potential use for evaluation	Residential.
Suitability	The site is Outside BUAB and covered by approximately 65-70% ancient woodland and so would contravene policy and so would not be suitable.
Availability Summary	The site is that portion that remains of 94 once the existing commitment has been removed. However as this is a recent amendment there has been no contact over this site and so it is unknown if it is available for development.
Achievability Summary	Due to the extent of the ancient woodland, along with the site being within the open countryside and in the Lidsey drainage catchment area and having some flooding issues, these issues would have to be overcome before the site becomes achievable. Further the TPO bounding the neighbouring site plus the woodlands existing designation suggests that the trees would have a high arboricultural and biodiversity value.
Deliverability Summary	This site has not been directly promoted and due to its constraints would currently contravene policy, which would have to be strongly overcome before this site could be considered deliverable.
Current Status	Not Currently Developable

