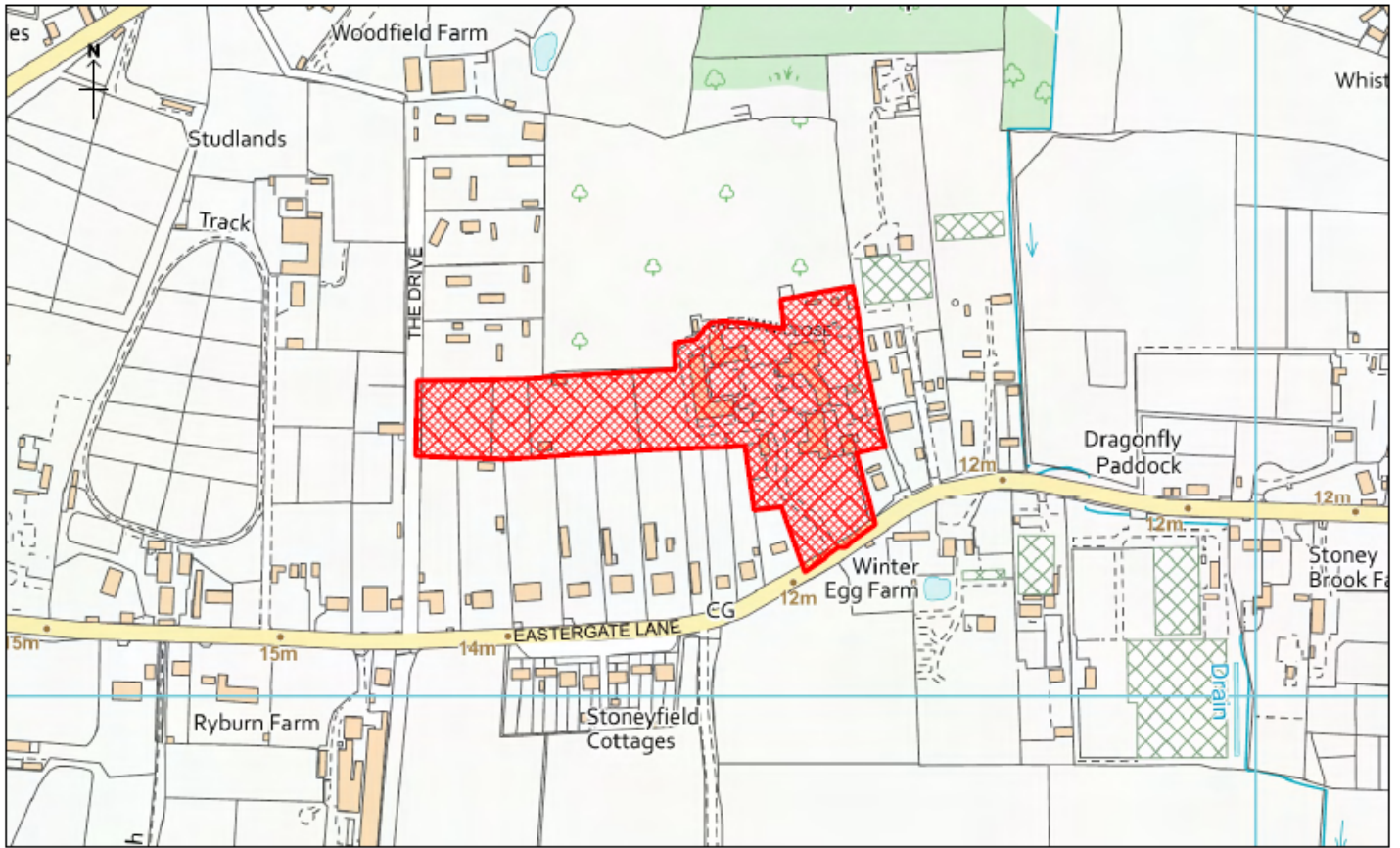


## HELAA Assessment Summary Table - Not Currently Developable - Residential Site

Reference	NEWWA12
Site Location	Land at Freeman Close, Eastergate Lane
Parish	Walberton
Grid Reference	495659 - 106210
Strategic Allocation Site	No
Neighbourhood Plan Site	No
Site Area	3ha
Net Developable Area	2.4ha
Viability Typologies	3-MG50
Description of Site and Existing Use	<p>The Site is currently used as a community care facility with circa 37 bed spaces. The Site predominantly takes the form of a private residential estate set within gardens and other open land including an orchard.</p> <p>Access is via Freeman Close, which is located north of Eastergate Lane. Community care facility</p>
Settlement	Walberton
Local Plan Area	Inland Arun Area
Existing Use	Other
Constraints	Outside BUAB within countryside policy C SP1. Lidsey treatment catchment and groundwater flooding. Site floods on a regular basis in winter. Soft Sand Minerals Safeguarding Area.
Potential Use for Evaluation	Residential
Suitability Summary	Not suitable. Outside and remote from BUAB and is therefore, contrary to policy C SP1 Countryside and not in a sustainable location to access to services, jobs, leisure and transport. The site has an established access and is partly in residential care use. Remote. Within Soft Sand Mineral Safeguarding Area >0.5 ha. not allocated in the recently update Walberton Neighbourhood Plan (NDP2) which allocates housing to meet its requirement.
Availability Summary	The site has been promoted in the 2021 HELAA updates for 30 units related to care provision and older people's housing and part of the land is currently tenanted and occupied and not immediately available.
Achievability Summary	According to the Arun Local Plan Viability Study 2016 the site is considered to be viable and achievable.
Deliverability Summary	Promoter site trajectory update 2021 start in 2023 and complete in 2024.
Current Status	Not Currently Developable

# Arun District Council Maps



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