

HELAA Assessment Summary Table - Not Currently Developable - Residential Site

Reference	WA6
Site Location	Choller Estate, Land South of Eastergate Lane
Parish	Walberton
Grid Reference	496397 - 105981
Strategic Allocation Site	No
Neighbourhood Plan Site	No
Site Area	6.03ha
Net Developable Area	4.2ha
Viability Typologies	2-LG75
Description of Site and Existing Use	Site area made up of a number of plots, mainly fields and farm buildings with some fairly mature trees and other vegetation. Residential, Agriculture, Horticulture
Settlement	Walberton
Local Plan Area	Inland Arun Area
Existing Use	Greenfield
Constraints	<p>Outside BUAB within countryside policy C SP1. Flood zone 1 currently but adjacent flood extent extends onto eastern edge of site when climate change considered, Southern half of site is within a gap between settlements. Wider conservation area for Singleton to Cocking tunnels clips north western corner. Within Soft Sand Minerals Safeguarding Zone >0.5 ha. Site has extant tenancy.</p> <p>PLEASE NOTE: The climate change 100yr flooding contour affects this site (circa <10%) and could potentially reduce the final yield for the site. The final yield will be dependent on sequential and exception tests and other relevant mitigation measures. The yield figure in this report does not reflect the climate change impact and therefore the status of this site reflects the yield using the viability study methodology without the climate change 100yr flooding contour. Should this site be taken forward as an allocation within the development plan, then further assessment will be required to address the climate change impact.</p>
Potential Use for Evaluation	Residential
Suitability Summary	<p>Not suitable site is outside and adjacent to BUAB, proposed development would be contrary to policy C SP1 Countryside. While the location adjacent to the built up area boundary of Walberton would be accessible to services there are significant constraints which affect the site. Ecological surveys covering presence of foraging and commuting bats would be required. A different size/configuration of site may be achievable in the longer term. The site is not identified in the Walberton Neighbourhood Plan 9NDP2) which allocated sufficient sites to meet the housing target.</p>

Availability Summary	Site has been recently promoted in HELAA update 2021 for 125 dwellings medium to long term as being available. The site is not immediately available due to extant tenancy.
Achievability Summary	According to the Arun Local Plan Viability Study 2016 the site is considered to be viable and achievable
Deliverability Summary	<p>Call for Sites updated form 2023. Promoter suggests a tenant on the land and not deliverable for around 5 years.</p> <p>Call for Sites 2024 - update form received whereby the site promoters suggest dwellings could be delivered from 2030-2031 onwards. The form also states the site is still tenanted and won't be developable till later in plan period. However still not a suitable site and therefore 'Not Currently Developable' status (as at Sept 2024).</p>
Current Status	Not Currently Developable

