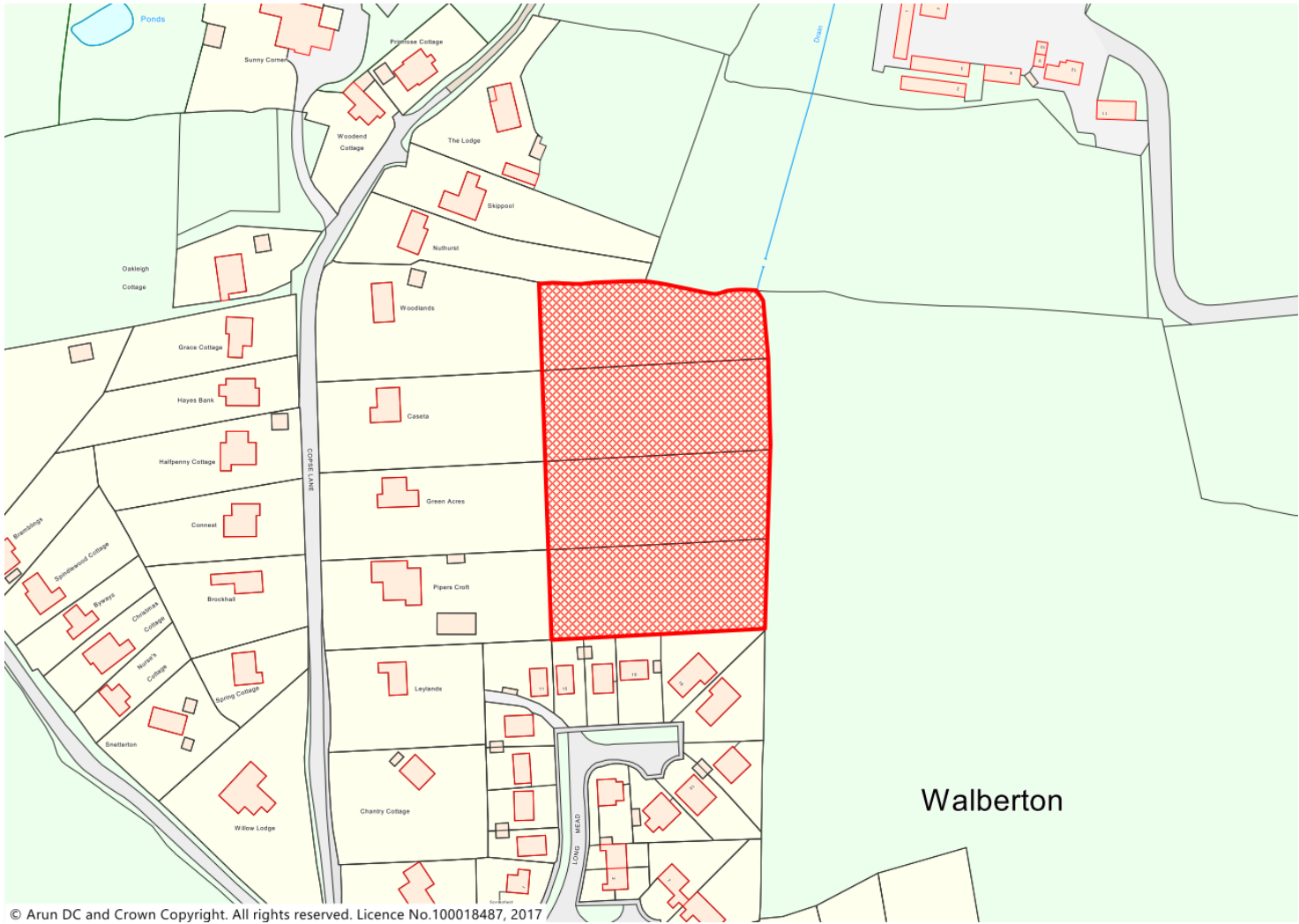


HELAA Assessment Summary Table - Not Currently Developable - Residential Site

Reference	WA9
Site Location	Land to the rear of Woodlands, Cresta Greenacres & Pipers Croft Copse Lane
Parish	Walberton
Grid Reference	496630 - 106373
Strategic Allocation Site	No
Neighbourhood Plan Site	No
Site Area	1ha
Net Developable Area	0.8ha
Viability Typologies	4-MG25
Description of Site and Existing Use	Back garden land to a number of properties. Each garden boundary consists of hedging. The site adjoins the built up area boundary north of Long Mead. Residential.
Settlement	Walberton.
Local Plan Area	Inland Arun Area
Existing Use	Residential
Constraints	Lidsey Treatment Catchment, SCA, Ground Water Floor Risk V1, >0.5 ha within Soft Sand Minerals Safeguarding Area
Potential Use for Evaluation	Residential
Suitability Summary	Not suitable. The site is formed of rear amenity space for a number of properties. Access to the site is problematic and as a result limits its suitability for development. However, the site could be developed in accordance with the neighbouring HELAA site. Adjacent to BUAB but no access and risks backland development
Availability Summary	A number of the owners have recently stated they are willing to investigate development of the site if the access issues can be resolved, and if all owners would be willing to develop.
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



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