

## HELAA Assessment Summary Table - Deliverable - Residential Site

Reference	18K1
Site Location	Land East of Kingston Lane (south) East Preston
Parish	Kingston
Grid Reference	507859 - 102622
Strategic Allocation Site	No
Neighbourhood Plan Site	No
Site Area	1.12
Net Developable Area	0.8
Viability Typologies	4-MG25
Site Description/Existing Use	The site is a regular shaped site to the east of Kingston Lane used as a paddock. Associated stables are situated in the south western corner of the site. The site adjoins the built up area boundary of East Preston to the west. The southern boundary of the site is formed by mature trees / hedgerow. The western boundary of the site has a number of trees along Kingston Lane but the northern and eastern boundaries are fairly open. Access to the site is from Kingston Lane. Paddock and Stables.
Settlement	East Preston
Local Plan Area	Greater Littlehampton Urban Area
Existing Use	Greenfield
Suitability	The site is adjacent to (south of) HELAA site reference 17K1. It is also adjacent to the built up area of East Preston and in close proximity to its local facilities and services. The site is considered therefore to be located within a fairly sustainable location and is considered appropriate for residential development. The site could be considered as part of a more comprehensive development with the adjacent site to the north.
Constraints	There are limited physical constraints identified on this site. The site does fall within the Worthing to Angmering Gap Between Settlement. Adjacent to the Elm Avenue Area of character.
Potential use for evaluation	Residential
Availability Summary	The site has been promoted through the 2018 HELAA call for sites exercise so is therefore considered available for development.
Achievability Summary	The Local Plan Viability Study 2016 indicates that sites such as this are viable and achievable.
Current Status	Deliverable

## Projected Potential Yields

Suggested Density			Suggested Total Yield			Promoted/Planning Application suggested total yield	
30			24				
2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
0	0	0	24	0	0	0	0
2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
0	0	0	0	0	0	0	

