

HELAA Assessment Summary Table - Developable - Residential Site

Reference	CLY2
Site Location	Mistletoe Farm, Scyld, Wren Cottage
Parish	Climping
Grid Reference	499704 - 102201
Strategic Allocation Site	No
Neighbourhood Plan Site	No
Site Area	2.18
Net Developable Area	1.53
Viability Typologies	3-MG50
Description of Site and Existing Use	Large plot containing five large houses. Plot contains a large number of trees. Surrounding residential of higher densities. Residential
Settlement	Climping
Local Plan Area	Inland
Existing Use	Residential
Potential Use for Evaluation	Residential
Constraints	Ground Water Flood Risk v1
Suitability Summary	The site is outside the built up area boundary but is surrounded by residential development therefore development of this site would make a logical progression linking the two ends of Horsemere Green Lane.
Availability Summary	Some owners have recently confirmed their land is available within the next 5 years.
Achievability Summary	According to the Arun Local Plan Viability Study 2016 the site is considered to be viable and achievable
Current Status	Developable

Projected Potential Yields

Suggested Density			Suggested Total Yield			Promoted/Planning Application suggested total yield	
30			20				
2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
0	0	0	0	0	20	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	