

Site Reference:	19	Site Location:	Wetlands Lane, Land at
Ward:	St Leonards	Greenfield /Brownfield:	Greenfield
Site Size (ha):	4.409	Grid Reference:	SK 40303 71553
Location:	<i>Outside Settlement</i>	Agricultural Land Use Classification:	Primary - 3 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:			Open Land and countryside
Surrounding Land Use:			Hospital, Golf Course, Agriculture

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Generally Flat</i>
Location of any pylons:	<i>None</i>
Access:	<i>From Wetlands Lane and Private Drive for Plover Hill Farm</i>
Flood Risk:	<i>None - Flood Zone 1 (July 2008)</i>
Hazardous Risks:	<i>None known</i>
Pollution:	<i>None known</i>
Possible contamination from past land use:	<i>None known</i>
Ground conditions:	<i>None known</i>
Accession Composite total:	<i>Within 30 minutes</i>

Environmental Designations

Local Wildlife sites:	<i>None known</i>	Sites of Special Scientific Interest (SSSIs):	<i>None known</i>
Protected Trees:	<i>NONE</i>	Ancient Woodland: Registered Historic Parks and Gardens:	<i>None known</i>
Local Nature Reserves:	<i>None known</i>	Conservation Areas:	<i>None identified</i>
Listed Buildings:	<i>Plover Hill Farmhouse and Former Threshing Barn, Plover Hill Farmhouse opposite site</i>		

Site identified through Call for Sites?

Density: **30**
Gross to net calculation: **90%**
Potential number of dwellings: **119.04**
Potential number of dwellings (suitable sites): **119**

Potential delivery of dwellings:

*Windfall -
Potential 5 Year Supply -
Potential additions to 5 year supply -
Developable Year 6-10 - **119**
Developable Year 11-15 -
Developable Year 16+ -*

Replacement CBC Local Plan compatibility? Potential number of dwellings (suitable sites and RCBLP compliant)	<i>False</i>
Availability:	<i>Available now</i>
Availability Comments:	<i>Land owner has put site forward for development</i>
Suitability:	<i>Yes but significant policy constraints</i>
Suitability Comments:	<i>Significant extension into open countryside not well related to existing settlement</i>
Deliverability:	<i>possible</i>
Deliverability Comments:	<i>likely to be a very popular site; no specific abnormalities , deliverable within 5 years</i>
Why?	
Conclusion	<i>Significant policy constraint which would need to be addressed by the LDF</i>