

Site Reference:	35	Site Location:	<i>Land at Clayton Street</i>
Ward:	<i>St Leonards</i>	Greenfield /Brownfield:	<i>Brownfield</i>
Site Size (ha):	<i>1.792</i>	Grid Reference:	<i>SK 38805 70639</i>
Location:	<i>In Settlement</i>	Agricultural Land Use Classification:	Primary - 7 Secondary: <i>N/A</i> 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:		Cleared land	
Surrounding Land Use:		River Hipper and Rother, Industrial Units and Railway	

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Flat</i>
Location of any pylons:	<i>None</i>
Access:	<i>Industry Access road to the north. Dual carriageway to south</i>
Flood Risk:	<i>Whole of the site falls within the boundaries of Environment Agency's Flood Zone 2 and 3 (July 2008)</i>
Hazardous Risks:	<i>None known</i>
Pollution:	<i>None known</i>
Possible contamination from past land use:	<i>1980-1999 Foundry, 1960-1979 Steel Foundry, Railway Line. 1901-1929 Railway Line and Track. 1940-1959 Railway Line.</i>
Ground conditions:	<i>None known</i>
Accession Composite total:	<i>Within 20 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	<i>None known</i>
Local Nature Reserves:	<i>None known</i>	Historic Parks and Gardens:	<i>None identified</i>
Listed Buildings:	<i>None identified</i>	Conservation Areas:	<i>None identified</i>

Site identified through Call for Sites?

Density: **50**
Gross to net calculation: **90%**
Potential number of dwellings: **80.64**
Potential number of dwellings (suitable sites): **80**

Potential delivery of dwellings:

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

Replacement CBC
Local Plan
compatibility?
Potential number of
dwellings (suitable
sites and RCBLP
compliant)

False

Availability:

Available now

Availability

Land owner has put site forward for development

Comments:

Suitability:

Not suitable

Suitability

Site within business area where there are Noise and air quality issues Flood risk is also an issue

Comments:

Deliverability:

highly unlikely

Deliverability

could be a reasonable site; some abnormalities, first phase deliverable within 5 years

Comments:

Why?

Conclusion

Unsuitable environment for housing