

Site Reference:	39	Site Location:	<i>Tapton Terrace - off Brimington road</i>
Ward:	<i>St Leonards</i>	Greenfield /Brownfield:	<i>Brownfield</i>
Site Size (ha):	<i>1.26</i>	Grid Reference:	<i>SK 38772 71535</i>
Location:	<i>In Settlement</i>	Agricultural Land Use Classification:	Primary - 7 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:			Residential, River Rother
Surrounding Land Use:			Railway line and station, industrial land and depot

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Flat</i>
Location of any pylons:	<i>None</i>
Access:	<i>'B' Road- bus route</i>
Flood Risk:	<i>The South West half 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>1940-1959 Railway. 1930-1939 Railway. 1901-1929 Railway Tracks</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: **56.7**
Potential number of dwellings (suitable sites): **57**

Potential delivery of dwellings:

*Windfall -
Potential 5 Year Supply -
Potential additions to 5 year supply -
Developable Year 6-10 - **57**
Developable Year 11-15 -
Developable Year 16+ -*

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

True

Availability:

Uncertain

Availability

Area in multiple ownerships

Comments:

Suitability:

Suitable

Suitability

terrace of older dwellings in business area subject to masterplan. Flood risk is an issue

Comments:

an issue

Deliverability:

highly unlikely

Deliverability

likely to be a reasonable site; specific abnormalities, first phase deliverable

Comments:

within 5 - 10 years

Why?

Conclusion

Potentially suitable in longer term