

Site Reference:	44	Site Location:	Spital Lane rear of 145-177
Ward:	St Leonards	Greenfield /Brownfield:	Greenfield
Site Size (ha):	0.994	Grid Reference:	SK 39769 70159
Location:	<i>Edge of Settlement</i>	Agricultural Land Use Classification:	Primary - 7 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:		Open Land	
Surrounding Land Use:		Residential housing, Kennels, Pylons and Spital Brook	

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Gentle sloping access</i>
Location of any pylons:	<i>Yes. Pole mounted wires</i>
Access:	<i>Good. 30mph. Visibility splays with existing house remaining</i>
Flood Risk:	<i>Very small tip 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>None known</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: **30**
Gross to net calculation: **90%**
Potential number of dwellings: **26.84**
Potential number of dwellings (suitable sites): **27**

Potential delivery of dwellings:

*Windfall -
Potential 5 Year Supply -
Potential additions to 5 year supply -
Developable Year 6-10 - **27**
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:

Yes but policy constraints

Suitability

*Most of greenfield site is backland. If developed It would significantly narrow
the gap between two residential areas along a river valley*

Comments:

Deliverability:

possible

Deliverability

*likely to be a popular site; no specific abnormalities , first phase deliverable within
5 years*

Comments:

Why?

Conclusion

Significant policy constraint unlikely to be removed in foreseeable future