

<b>Site Reference:</b>	<b>45</b>	<b>Site Location:</b>	<b>271 Spital Lane, adj.to.</b>
<b>Ward:</b>	<b>St Leonards</b>	<b>Greenfield /Brownfield:</b>	<b>Greenfield</b>
<b>Site Size (ha):</b>	<b>0.107</b>	<b>Grid Reference:</b>	<b>SK 40263 70068</b>
<b>Location:</b>	<i>Edge of Settlement</i>	<b>Agricultural Land Use Classification:</b>	Primary - 7 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
<b>Current Land Uses:</b>		Garden to 271 Spital Lane	
<b>Surrounding Land Use:</b>		Residential, Spital Brook, Pylons and Manege, Open Land	

### **Possible Constraints**

<b>Greenbelt:</b>	<i>NO</i>
<b>Steep Slopes:</b>	<i>Bank from road down towards site</i>
<b>Location of any pylons:</b>	<i>Pylon close by</i>
<b>Access:</b>	<i>Would come from Spital Lane 30mph</i>
<b>Flood Risk:</b>	<i>None - Flood Zone 1 (July 2008)</i>
<b>Hazardous Risks:</b>	<i>None known</i>
<b>Pollution:</b>	<i>None known</i>
<b>Possible contamination from past land use:</b>	<i>None known</i>
<b>Ground conditions:</b>	<i>None known</i>
<b>Accession Composite total:</b>	<i>Within 20 minutes</i>

### **Environmental Designations**

<b>Local Wildlife sites:</b>	<i>None known</i>	<b>Sites of Special Scientific Interest (SSSIs):</b>	<i>None known</i>
<b>Protected Trees:</b>	<i>NONE</i>	<b>Ancient Woodland: Registered</b>	<i>None known</i>
<b>Local Nature Reserves:</b>	<i>None known</i>	<b>Historic Parks and Gardens:</b>	<i>None identified</i>
<b>Listed Buildings:</b>	<i>None identified</i>	<b>Conservation Areas:</b>	<i>None identified</i>

Site identified through Call for Sites?

Density: **30**  
Gross to net calculation: **100%**  
Potential number of dwellings: **3.21**  
Potential number of dwellings (suitable sites): **3**

<b>Potential delivery of dwellings:</b>	<i>Windfall - Potential 5 Year Supply - Potential additions to 5 year supply - Developable Year 6-10 - Developable Year 11-15 - Developable Year 16+ -</i>
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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 significant policy constraints*

Suitability

*The development of this site would represent ribbon development which significantly narrows the gap between 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

*Site below size threshold*