

Site Reference:	68	Site Location:	Derby Road
Ward:	St Leonards	Greenfield /Brownfield:	Brownfield
Site Size (ha):	5.371	Grid Reference:	SK 38400 70275
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:		Large scale residential development recently completed	
Surrounding Land Use:		Cinema, Car Showroom, River Rother, Phase 2 of residential development, Residential, and future employment development	

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Flat</i>
Location of any pylons:	<i>None</i>
Access:	<i>SITE COMPLETE</i>
Flood Risk:	<i>None - Flood Zone 1 (July 2008)</i>
Hazardous Risks:	<i>None known</i>
Pollution:	<i>Part of the site is within the AQMA</i>
Possible contamination from past land use:	<i>1960-1979 Tube Works. 1940-1959 Steel Engineering Works. 1930-1939 Steel Engineering Works 1901-1929 Works</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: **241.695**
Potential number of dwellings (suitable sites):

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)

Availability:	<i>Available now</i>
Availability	<i>Development now complete</i>
Comments:	
Suitability:	<i>Suitable</i>
Suitability	<i>Site already developed</i>
Comments:	
Deliverability:	<i>highly likely</i>
Deliverability	<i>likely to be a popular site; some abnormals , deliverable within 5 years</i>
Comments:	
Why?	
Conclusion	<i>Developable site</i>