

Site Reference:	77	Site Location:	Riverside Village Surplus Railway Land
Ward:	St Leonards	Greenfield /Brownfield:	Brownfield
Site Size (ha):	0.622	Grid Reference:	SK 38818 71160
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:		Clear Land	
Surrounding Land Use:		Car Park, Railway Station, Builders Yard, A61	

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Flat</i>
Location of any pylons:	<i>None</i>
Access:	<i>Access would need to come through an unadopted road through the railway station</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 Railway Land and tracks. 1940-1959 Railway. 1930-1939 Railway. 1901-1929 Railway</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: **40**
Gross to net calculation: **100%**
Potential number of dwellings: **24.88**
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)	<i>False</i>
Availability:	<i>Uncertain</i>
Availability Comments:	<i>Site has remained undeveloped for a considerable time</i>
Suitability:	<i>Not suitable</i>
Suitability Comments:	<i>former railway land beside busy dual carriageway and main line railway. Air quality and noise issues likely to restrict ability to create a pleasant living environment</i>
Deliverability:	<i>highly unlikely</i>
Deliverability Comments:	<i>likely to be a popular site;some abnormals , deliverable within 5 years</i>
Why? Conclusion	<i>Unsuitable environment for housing</i>