

Site Reference:	104	Site Location:	Spital Lane, 146-150
Ward:	St Leonards	Greenfield /Brownfield:	Brownfield
Site Size (ha):	1.26	Grid Reference:	SK 39636 70272
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 and Back Gardens
Surrounding Land Use:			Residential, dismantled railway, wildlife site and spital brook

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Yes site slopes up to the north</i>
Location of any pylons:	<i>None</i>
Access:	<i>Access would come of Spital Lane (30 mph) is on Inside Bend. Views are panoramic</i>
Flood Risk:	<i>None - Flood Zone 1 (July 2008)</i>
Hazardous Risks:	<i>None known</i>
Pollution:	<i>None known</i>
Possible contamination from past land use:	<i>-1900 railway track. 1901-1929 railway track. 1940-1959 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?	<i>True</i>		

Density: **30**
Gross to net calculation: **90%**
Potential number of dwellings: **34.02**
Potential number of dwellings (suitable sites): **50**

Potential delivery of dwellings:	<i>Windfall - Potential 5 Year Supply - 50 Potential additions to 5 year supply - Developable Year 6-10 - Developable Year 11-15 - Developable Year 16+ -</i>
---	---

Replacement CBC Local Plan compatibility? Potential number of dwellings (suitable sites and RCBLP compliant)	<i>True</i>
Availability:	<i>Available now</i>
Availability Comments:	<i>Land owner has put forward a potential housing development</i>
Suitability:	<i>Suitable</i>
Suitability Comments:	<i>Brownfield site in residential area. Suitable for intensification</i>
Deliverability:	<i>highly likely</i>
Deliverability Comments:	<i>likely to be a very popular site; no specific abnormalities, deliverable within 5 years</i>
Why?	<i>Developer submitted indicative sketch for 50 dwellings at a density of 40 dwellings/ha</i>
Conclusion	<i>Developable site</i>