

Site Reference:	165	Site Location:	Rear of 134 - 152 Storforth Lane
Ward:	St Leonards	Greenfield /Brownfield:	Brownfield
Site Size (ha):	0.018	Grid Reference:	SK 38975 69478
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:		Garages	
Surrounding Land Use:		Residential, Builders Yard and Storforth Lane Trading Estate	

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>None</i>
Location of any pylons:	<i>None</i>
Access:	<i>VIA STORFORTH LANE TRADING ESTATE. NEAR TO A BUS ROUTE</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 Storforth Lane Colliery. 1901-1929 Storforth Lane brick works. 1930-1939. Storforth Lane birck works. 1940-1959 Storforth brick 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: Conservation Areas:	<i>None identified</i>
Listed Buildings:	<i>None identified</i>		<i>None identified</i>

Site identified through Call for Sites?

Density: **30**
Gross to net calculation: **100%**
Potential number of dwellings: **.054**
Potential number of dwellings (suitable sites): **1**

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: *Uncertain*

Availability
Comments: *Land owner may be willing to develop*

Suitability: *Not Suitable*

Suitability
Comments: *Awkward shaped sight adjoining industrial/business area. Existing garage use forms a buffer between that use and the residential area. May be difficult*

Deliverability: *Highly unlikely*

Deliverability
Comments: *likely to be a very popular site; no specific abnormalities, deliverable within 5 years*

Why?

Conclusion *Site below size threshold*