

Site Reference:	166	Site Location:	<i>Builders Yard, St Phillips Drive</i>
Ward:	<i>St Leonards</i>	Greenfield /Brownfield:	<i>Brownfield</i>
Site Size (ha):	<i>0.493</i>	Grid Reference:	<i>SK 39073 69512</i>
Location:	<i>In Settlement</i>	Agricultural Land Use Classification:	Primary - 7 Secondary: <i>N/A</i> 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:		Builders Yard and 102 Storforth Lane	
Surrounding Land Use:		Residential properties to all four boundaries and Storforth Trading Estate to west (rear of 2-56 St.Philip's Drive	

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Flat</i>
Location of any pylons:	<i>None</i>
Access:	<i>Existing access points via St. Phillips Drive and 102 Storforth Lane - 30 mph</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. 1960-1979 Builder's yard</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: **30**
Gross to net calculation: **100%**
Potential number of dwellings: **12.57**
Potential number of dwellings (suitable sites): **15**

Potential delivery of dwellings:

*Windfall -
Potential 5 Year Supply - 15
Potential additions to 5 year supply -
Developable Year 6-10 -
Developable Year 11-15 -
Developable Year 16+ -*

Replacement CBC Local Plan compatibility?	<i>True</i>
Potential number of dwellings (suitable sites and RCBLP compliant)	15
Availability:	<i>Certain</i>
Availability Comments:	<i>Landowner willing to pursue development</i>
Suitability:	<i>Suitable</i>
Suitability Comments:	<i>Builder's yard in residential area</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?	
Conclusion	<i>Developable site</i>