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|------------------------------|---------------------------|---|---|
| Site Reference: | 172 | Site Location: | Land adjacent 35 Spital Lane |
| Ward: | St Leonards | Greenfield /Brownfield: | Brownfield |
| Site Size (ha): | 0.681 | Grid Reference: | SK 38912 70674 |
| Location: | <i>Edge of Settlement</i> | Agricultural Land Use Classification: | Primary - 7 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area |
| Current Land Uses: | | Warehouses, Business Units, possible residential 29 & 27 | |
| Surrounding Land Use: | | Residential, industrial warehouse, Spital Brook and Spital Cemetery | |

Possible Constraints

| | |
|---|--|
| Greenbelt: | <i>NO</i> |
| Steep Slopes: | <i>EXISTING BUILDINGS STRADDLE LEVELS</i> |
| Location of any pylons: | <i>None</i> |
| Access: | <i>GOOD</i> |
| Flood Risk: | <i>15% of the site falls within the boundaries of Environment Agency's Flood Zone 2 and 3 (July 2008)</i> |
| Hazardous Risks: | <i>None known</i> |
| Pollution: | <i>None known</i> |
| Possible contamination from past land use: | <i>-1900 Spital Mills. 1901-1929 Spital Mill. 1930-1939 Spital Mills. 1940-1959 Spital Mills, St Leonards Hospital. 1960-1979 Works. 1980-1999 Warehouse</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 Historic Parks and Gardens: | <i>None known</i> |
| Local Nature Reserves: | <i>None known</i> | Conservation Areas: | <i>None identified</i> |
| Listed Buildings: | <i>None identified</i> | | |

Site identified through Call for Sites?

Density: **30**
Gross to net calculation: **90%**
Potential number of dwellings: **18.39**
Potential number of dwellings (suitable sites): **18**

Potential delivery of dwellings:

*Windfall -
Potential 5 Year Supply -
Potential additions to 5 year supply -
Developable Year 6-10 - **18**
Developable Year 11-15 -
Developable Year 16+ -*

Replacement CBC
Local Plan
compatibility?
Potential number of
dwellings (suitable
sites and RCBLP
compliant)

False

Availability:

Uncertain

Availability

land owner may be willing to develop existing use needs to relocate

Comments:

Suitability:

Yes but policy constraints

Suitability

Area of existing industry/employment on edge of residential area

Comments:

Deliverability:

Highly unlikely

Deliverability

likely to be a popular site; no specific abnormals , deliverable within 5 years

Comments:

Why?

Part already developed

Conclusion

Potentially suitable in longer term