

Site Reference:	185	Site Location:	Spital Lane, Opposite Spital Cemetery,
Ward:	St Leonards	Greenfield /Brownfield:	Brownfield
Site Size (ha):	0.239	Grid Reference:	SK 38906 70712
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:		Business/ind. Area	
Surrounding Land Use:			

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>YES TO BREAK IN LEVELS BETWEEN FRONT THIRD & REAR TWO THIRDS</i>
Location of any pylons:	<i>None</i>
Access:	<i>GOOD. 30MPH. BUSY ROAD. FOOTPATH ON SOUTHERN BOUNDARY</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>1940-1959 St Leonards Hospital (disused)</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: **40**
Gross to net calculation: **100%**
Potential number of dwellings: **9.56**
Potential number of dwellings (suitable sites): **10**

Potential delivery of dwellings:

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

Replacement CBC Local Plan compatibility?	<i>False</i>
Potential number of dwellings (suitable sites and RCBLP compliant)	10
Availability:	<i>Available now</i>
Availability Comments:	<i>Land owner has submitted planning application</i>
Suitability:	<i>Yes but policy constraints</i>
Suitability Comments:	<i>Disused commercial building with vacant land. Part of site affected by flood risk</i>
Deliverability:	<i>highly likely</i>
Deliverability Comments:	<i>likely to be a popular site; no specific abnormalities , deliverable within 5 years</i>
Why?	<i>agent estimates 14 dwellings to be provided at a density of approximately 64 dwgs/ha</i>
Conclusion	<i>Developable site</i>