

Site Reference:	192	Site Location:	Rear of 74 Whitecotes Lane
Ward:	Rother	Greenfield /Brownfield:	Brownfield
Site Size (ha):	0.594	Grid Reference:	SK 37497 69620
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:		Urban Framework	
Surrounding Land Use:			

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Relatively Flat</i>
Location of any pylons:	<i>None</i>
Access:	<i>Access would be good, taken from Whitecotes Lane (30 mph) through 74 Whitecotes Lane</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>None known</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: **17.82**
Potential number of dwellings (suitable sites): **18**

Potential delivery of dwellings:

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

Replacement CBC Local Plan compatibility?	<i>False</i>
Potential number of dwellings (suitable sites and RCBLP compliant)	18
Availability:	<i>Uncertain</i>
Availability Comments:	<i>multiple ownerships</i>
Suitability:	<i>Suitable</i>
Suitability Comments:	<i>backland in residential area</i>
Deliverability:	<i>Highly unlikely</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>