

<b>Site Reference:</b>	<b>213</b>	<b>Site Location:</b>	<b><i>The Angel P.H.,Jawbones Hill</i></b>
<b>Ward:</b>	<b><i>Rother</i></b>	<b>Greenfield /Brownfield:</b>	<b><i>Brownfield</i></b>
<b>Site Size (ha):</b>	<b>0.38</b>	<b>Grid Reference:</b>	<b><i>SK 38342 69819</i></b>
<b>Location:</b>	<b><i>In Settlement</i></b>	<b>Agricultural Land Use Classification:</b>	<b>Primary - 7 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area</b>

Current Land Uses:  
Surrounding Land Use:

**Possible Constraints**

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>FLAT</i>
Location of any pylons:	<i>None</i>
Access:	<i>GOOD BUT BUSY A61 30MPH</i>
Flood Risk:	<i>None - Flood Zone 1 (July 2008)</i>
Hazardous Risks:	<i>None known</i>
Pollution:	<i>FALLS WITHIN AQMA</i>
Possible contamination from past land use:	<i>-1900 BRICKYARD</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: **11.4**  
Potential number of dwellings (suitable sites): **11**

Potential delivery of dwellings:

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

Replacement CBC Local Plan compatibility?	<i>False</i>
Potential number of dwellings (suitable sites and RCBLP compliant)	<b>11</b>
Availability:	<i>Uncertain</i>
Availability Comments:	<i>land owner may be willing to develop</i>
Suitability:	<i>Yes but policy constraints</i>
Suitability Comments:	<i>Public house and car park in a residential area and on main traffic route Air quality will be an issue</i>
Deliverability:	<i>Highly unlikely</i>
Deliverability Comments:	<i>likely to be a popular site; some abnormals , deliverable within 5 years</i>
Why?	
Conclusion	<i>Potentially suitable in longer term</i>