

Site Reference:	214	Site Location:	Pond Street & Baden Powell Road
Ward:	St Leonards	Greenfield /Brownfield:	Brownfield
Site Size (ha):	1.75	Grid Reference:	SK 38154 70628
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:
Surrounding Land Use:

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>SOUTH OF SITE IS SLOPING, MOST LOOKS FLAT FROM THE ROAD</i>
Location of any pylons:	<i>None</i>
Access:	<i>BADEN POWELL ROAD, 30MPH</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>1960-1979 WORKS, BUS DEPOT, GARAGES, DRY CLEANING AND DYEING. 1980-1999 BUS DEPOT, 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	<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: **90%**
Potential number of dwellings: **47.25**
Potential number of dwellings (suitable sites): **47**

Potential delivery of dwellings:

*Windfall -
Potential 5 Year Supply -
Potential additions to 5 year supply -
Developable Year 6-10 - **47**
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

multiple ownerships all landowners may not be willing to develop

Comments:

Suitability:

Yes but policy constraints

Suitability

Industrial and business area on the edge of a residential area and near to the edge of the town centre

Comments:

Deliverability:

Highly unlikely

Deliverability

likely to be a popular site following relocation; specific abnormalities, potentially deliverable after 5 - 10 years

Comments:

Why?

Conclusion

Potentially suitable in longer term