

Site Reference:	217	Site Location:	Meadow House Farm, Spital Lane
Ward:	St Leonards	Greenfield /Brownfield:	Greenfield
Site Size (ha):	1.18	Grid Reference:	SK 40155 70088
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:		Open Land	
Surrounding Land Use:		Dual carriageway & Residential	

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>To get on to the site, not actually on the site</i>
Location of any pylons:	<i>Pylon on the site</i>
Access:	<i>Spital Lane 30 MPH</i>
Flood Risk:	<i>15% site falls with Environment Agency Flood Zones 2 and 3 (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: **90%**
Potential number of dwellings: **31.86**
Potential number of dwellings (suitable sites): **32**

Potential delivery of dwellings:

*Windfall -
Potential 5 Year Supply -
Potential additions to 5 year supply -
Developable Year 6-10 - **32**
Developable Year 11-15 -
Developable Year 16+ -*

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

False

Availability:

Available now

Availability

Land owner has put site forward for development

Comments:

Suitability:

Yes but significant policy constraints

Suitability

Grazing land on a bus route. Part of valley with watercourse subject to flood risk

Comments:

Deliverability:

possible

Deliverability

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

Comments:

Why?

Conclusion

Significant policy constraint unlikely to be removed in foreseeable future