Site ref: 4189
Address: 152-156 Sandy Road
Settlement: Crosby & Hightown
Existing Use: Industrial
Type of land: Urban brownfield

Gross Area: 0.4471
Net Area: 0
Density (per ha): 

Suitability:
In a 'Primarily Residential Area'. Housing development acceptable in principle.

Availability:
No known owner interest in developing the site. Multiple ownerships.

Achievability:
In weaker market area. Awkward site shape and adjacent to a railway.

Accessibility:
Primary School (800m): Y
Local Centre (800m): Y
Health Centre (800m): Y
Railway Station (800m): Y
Bus Stop (400m): Y

Flood Risk Summary:
Flood Zone 1. Low probability of flooding.

Site Survey Comments:

Conclusion:
Large industrial unit within the wider Sandy Road Industrial Estate. In multiple ownerships. Awkwardly shaped site that is adjacent to the railway line. No planning history on the site, and no known interest in residential development. Excluded from the identified supply.

Included in Housing Supply: [ ] Site Visited: [ ]
<table>
<thead>
<tr>
<th>Site ref:</th>
<th>6040</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>Factory building, Sandy Lane</td>
</tr>
<tr>
<td>Settlement:</td>
<td>Crosby &amp; Hightown</td>
</tr>
<tr>
<td>Existing Use:</td>
<td>Vacant building</td>
</tr>
<tr>
<td>Type of land:</td>
<td>Urban brownfield</td>
</tr>
</tbody>
</table>

### Suitability:
- Location: In a ‘Primarily Residential Area’. Housing development acceptable in principle.

### Availability:
- No known owner interest in developing the site.

### Achievability:
- In a weaker market area. No known major development constraints.

### Accessibility:
- Primary School (800m): Y
- Local Centre (800m): N
- Health Centre (800m): Y
- Railway Station (800m): Y
- Bus Stop (400m): Y

### Flood Risk Summary:
- Flood Zone 1. Low probability of flooding.

### Site Survey Comments:
- Large industrial unit adjacent to housing, other industrial uses, and railway line.

### Conclusion:
- Large industrial unit in the centre of the Sandy Road Industrial Estate. Adjacent to other industrial uses and the railway line. The 2012 Employment Land and Premises Study refresh recommended that this site be retained for employment uses. Excluded from the identified supply.
<table>
<thead>
<tr>
<th>Site ref:</th>
<th>9558</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>Lathom Hall Social Club, Lathom Avenue</td>
</tr>
<tr>
<td>Settlement:</td>
<td>Crosby &amp; Hightown</td>
</tr>
<tr>
<td>Existing Use:</td>
<td>Social Club</td>
</tr>
<tr>
<td>Type of land:</td>
<td>Urban brownfield</td>
</tr>
</tbody>
</table>

| Gross Area: | 0.0776 |
| Net Area: | 0.0776 |
| Density (per ha): | 50 |

**Suitability:**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability:**

Owner no-longer interested in developing the site for housing.

**Achievability:**

In a weaker market area. Adjacent to major road.

**Accessibility:**

- Primary School (800m): Y
- Local Centre (800m): N
- Health Centre (800m): Y
- Railway Station (800m): Y
- Bus Stop (400m): Y

**Flood Risk Summary:**

Flood Zone 1. Low probability of flooding.

**Site Survey Comments:**

Social club adjacent to a busy dual carriageway

**Conclusion:**

Call for Sites submission in 2010. However, the owner has recently expressed an interest in pursuing alternative uses. Therefore excluded from the identified supply.

Included in Housing Supply: ☐ Site Visited: ☑
### Site Overview

**Address:** 118 Rawson Road, Seaford

**Settlement:** Crosby & Hightown

**Existing Use:** Vacant building

**Type of land:** Urban brownfield

**Net Area: 0.1545 ha**

<table>
<thead>
<tr>
<th>Density (per ha):</th>
<th>Gross Area: 0.1545</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Total Yield:</td>
</tr>
<tr>
<td></td>
<td>0 - 5 yr:</td>
</tr>
<tr>
<td></td>
<td>6 - 10 yr:</td>
</tr>
<tr>
<td></td>
<td>11 - 15 yr:</td>
</tr>
</tbody>
</table>

### Suitability

In a 'Primarily Residential Area'. Housing development acceptable in principle.

### Availability

Council owned site. Currently let on a medium term lease to a childrens nursery operator.

### Achievability

In a reasonable market area. No known major development constraints.

### Accessibility

- **Primary School (800m):** Y
- **Local Centre (800m):** N
- **Health Centre (800m):** Y
- **Railway Station (800m):** Y
- **Bus Stop (400m):** Y

### Flood Risk Summary

Flood Zone 1. Low probability of flooding.

### Site Survey Comments:

Childrens nursery premises

### Conclusion

Council owned site that has recently been let to a childrens nursery operator on a medium term lease. Not available for residential development and therefore excluded from the housing land supply.