

Site Reference:	23	Site Location:	Foxbrook Court/Breckland Road, Land off
Ward:	Walton	Greenfield /Brownfield:	Greenfield
Site Size (ha):	0.127	Grid Reference:	SK 35918 69892
Location:	<i>In Settlement</i>	Agricultural Land Use Classification:	Primary - 3 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:		Open land	
Surrounding Land Use:		Residential, Local Centre	

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Gentle slopes to n/e</i>
Location of any pylons:	<i>None</i>
Access:	<i>Good. 30mph Residential Spine Road</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>-1900 Bleach ground</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: Conservation Areas:	<i>None identified</i>
Listed Buildings:	<i>None identified</i>		<i>None identified</i>

Site identified through Call for Sites?

Density: **30**
Gross to net calculation: **100%**
Potential number of dwellings: **3.81**
Potential number of dwellings (suitable sites): **4**

Potential delivery of dwellings:	<i>Windfall - Potential 5 Year Supply - Potential additions to 5 year supply - Developable Year 6-10 - Developable Year 11-15 - Developable Year 16+ -</i>
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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 policy constraints

Suitability

Could form part of a rounding off of the adjacent settlement

Comments:

Deliverability:

possible

Deliverability

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

Comments:

years

Why?

Conclusion

Under Site Threshold