

<b>Site Reference:</b>	<b>24</b>	<b>Site Location:</b>	<b>Brookside Bar, Land south of</b>
<b>Ward:</b>	<b>West</b>	<b>Greenfield /Brownfield:</b>	<b>Greenfield</b>
<b>Site Size (ha):</b>	<b>4.469</b>	<b>Grid Reference:</b>	<b>SK 34787 70233</b>
<b>Location:</b>	<i>Edge of Settlement</i>	<b>Agricultural Land Use Classification:</b>	Primary - 4 Secondary: 7 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
<b>Current Land Uses:</b>		<b>Greenbelt</b>	
<b>Surrounding Land Use:</b>		<b>Residential, Brookside Nurseries and Greenbelt</b>	

### **Possible Constraints**

<b>Greenbelt:</b>	<i>YES</i>
<b>Steep Slopes:</b>	<i>Level Site</i>
<b>Location of any pylons:</b>	<i>None</i>
<b>Access:</b>	<i>Good. Wide cul-de-sac</i>
<b>Flood Risk:</b>	<i>None - Flood Zone 1 (July 2008)</i>
<b>Hazardous Risks:</b>	<i>None known</i>
<b>Pollution:</b>	<i>None known</i>
<b>Possible contamination from past land use:</b>	<i>None known</i>
<b>Ground conditions:</b>	<i>None known</i>
<b>Accession Composite total:</b>	<i>Within 20 minutes</i>

### **Environmental Designations**

<b>Local Wildlife sites:</b>	<i>None known</i>	<b>Sites of Special Scientific Interest (SSSIs):</b>	<i>None known</i>
<b>Protected Trees:</b>	<i>NONE</i>	<b>Ancient Woodland: Registered</b>	<i>None known</i>
<b>Local Nature Reserves:</b>	<i>None known</i>	<b>Historic Parks and Gardens:</b>	<i>None identified</i>
<b>Listed Buildings:</b>	<i>None identified</i>	<b>Conservation Areas:</b>	<i>None identified</i>

Site identified through Call for Sites?

Density: **30**  
Gross to net calculation: **90%**  
Potential number of dwellings: **120.66**  
Potential number of dwellings (suitable sites): **121**

Potential delivery of dwellings:

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

*Not suitable*

Suitability

*Significant extension into Green Belt and not well related to existing  
settlement*

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*