

Site Reference:	28	Site Location:	Land off Dock Walk
Ward:	Holmebrook	Greenfield /Brownfield:	Brownfield
Site Size (ha):	1.27	Grid Reference:	SK 37384 70823
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:		Furnace Hill Works and Car Park	
Surrounding Land Use:		Residential and Industrial Units (Griffin Mill, Chatsworth Business Park, Boythorpe Business Units)	

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Flat</i>
Location of any pylons:	<i>None</i>
Access:	<i>Dock Walk 30 mph</i>
Flood Risk:	<i>Small tip of site encroaches within the boundaries of Environment Agency's Flood Zone 2 and 3 (July 2008)</i>
Hazardous Risks:	<i>None known</i>
Pollution:	<i>None known</i>
Possible contamination from past land use:	<i>-1900 Walton Chemical works, 1901-1929 Works, 1960-1979 Furnace Hill Works, Scrap Metal Works, Cannon Mill</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>4901.222 in south of site</i>	Ancient Woodland:	<i>None known</i>
Local Nature Reserves:	<i>None known</i>	Registered Historic Parks and Gardens:	<i>None identified</i>
Listed Buildings:	<i>Cannon Mill within site</i>	Conservation Areas:	<i>None identified</i>

Site identified through Call for Sites?

Density: **50**
Gross to net calculation: **90%**
Potential number of dwellings: **57.15**
Potential number of dwellings (suitable sites): **57**

Potential delivery of dwellings:

*Windfall -
Potential 5 Year Supply - 57
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)

True

Availability:

Available now

Availability

Land owner has put site forward for development

Comments:

Suitability:

Suitable

Suitability

Part of urban area subject to masterplan well related to existing facilities

Comments:

Deliverability:

possible

Deliverability

likely to be a popular site; some abnormalities , deliverable within 5 years

Comments:

Why?

Conclusion

Developable site