

<b>Site Reference:</b>	<b>30</b>	<b>Site Location:</b>	<b>Wheatbridge Mills</b>
<b>Ward:</b>	<b>Holmebrook</b>	<b>Greenfield /Brownfield:</b>	<b>Brownfield</b>
<b>Site Size (ha):</b>	<b>0.843</b>	<b>Grid Reference:</b>	<b>SK 37497 70943</b>
<b>Location:</b>	<i>In Settlement</i>	<b>Agricultural Land Use Classification:</b>	Primary - 7 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
<b>Current Land Uses:</b>		<b>Cleared land</b>	
<b>Surrounding Land Use:</b>		Industrial (Griffin Mill), Retail (Wheatbridge Retail Park, Chatsworth Road), Public House and some residential housing.	

**Possible Constraints**

<b>Greenbelt:</b>	<i>NO</i>
<b>Steep Slopes:</b>	<i>No</i>
<b>Location of any pylons:</b>	<i>None</i>
<b>Access:</b>	<i>(To the north)-Wheatbridge Road. One-way westwards. (To the south)- Dock Walk-unadopted highway</i>
<b>Flood Risk:</b>	<i>95% of the site falls within the boundaries of Environment Agency's Flood Zone 2 and 3 (July 2008)</i>
<b>Hazardous Risks:</b>	<i>None known</i>
<b>Pollution:</b>	<i>Part of the site is within the AQMA</i>
<b>Possible contamination from past land use:</b>	<i>1901-1929 Wheatbridge Mill, 1960-1979 Griffin Mill</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: **50**  
Gross to net calculation: **90%**  
Potential number of dwellings: **37.935**  
Potential number of dwellings (suitable sites): **70**

Potential delivery of dwellings:

*Windfall -  
Potential 5 Year Supply - 70  
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:

*highly likely*

Deliverability

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

Comments:

Why?

Conclusion

*Allocated site*