

Site Reference:	38	Site Location:	Saltergate Stadium Site
Ward:	Brockwell	Greenfield /Brownfield:	Brownfield
Site Size (ha):	1.851	Grid Reference:	SK 37774 71516
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:		Football Stadium	
Surrounding Land Use:		Residential, Primary School, Social club	

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Flat, sloped at south stand down to road</i>
Location of any pylons:	<i>None</i>
Access:	<i>On all sides. 30mph</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>1930-1939 Possible graveyard site</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:	<i>None identified</i>
Listed Buildings:	<i>Close proximity to 123 Saltergate</i>	Conservation Areas:	<i>None identified</i>
Site identified through Call for Sites?	<i>True</i>		

Density: **50**
Gross to net calculation: **90%**
Potential number of dwellings: **100**
Potential number of dwellings (suitable sites): **100**

Potential delivery of dwellings:	<i>Windfall - Potential 5 Year Supply - 100 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?	<i>False</i>
Potential number of dwellings (suitable sites and RCBLP compliant)	100
Availability:	<i>Available now</i>
Availability Comments:	<i>Land owner has put site forward for development</i>
Suitability:	<i>Suitable</i>
Suitability Comments:	<i>Site of relocating stadium within high density residential area</i>
Deliverability:	<i>highly likely</i>
Deliverability Comments:	<i>likely to be a popular site; some abnormals , deliverable within 5 years</i>
Why?	
Conclusion	<i>Developable site</i>