

Site Reference:	43	Site Location:	Newbold Road- rear of 256-268
Ward:	Brockwell	Greenfield /Brownfield:	Greenfield
Site Size (ha):	0.672	Grid Reference:	SK 36949 72684
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:		Open Space	
Surrounding Land Use:		Residential, Sports Ground (Football, Bowls, Cricket and Tennis), Allotments	

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Sloping</i>
Location of any pylons:	<i>None</i>
Access:	<i>Poor unless opening from St.Martins Close or development of GKN Sports</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>None known</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>None identified</i>	Conservation Areas:	<i>None identified</i>

Site identified through Call for Sites?

Density: **30**
Gross to net calculation: **90%**
Potential number of dwellings: **18.144**
Potential number of dwellings (suitable sites): **18**

Potential delivery of dwellings:

*Windfall -
Potential 5 Year Supply -
Potential additions to 5 year supply -
Developable Year 6-10 - **18**
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:

Yes but policy constraints

Suitability

Comments:

Greenfield site on edge of residential area and well related to it

Deliverability:

possible

Deliverability

Comments:

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

Why?

Conclusion

Significant policy constraint which would need to be addressed by the LDF