

Site Reference:	48	Site Location:	Sheffield Road (Ash Glen Garden Centre etc.), Sheepbridge
Ward:	Old Whittington	Greenfield /Brownfield:	Brownfield
Site Size (ha):	1.2	Grid Reference:	SK 37568 75853
Location:	<i>Edge of Settlement</i>	Agricultural Land Use Classification:	Primary - 4 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:		Scrap Yard and Depot	
Surrounding Land Use:		Residential, Railway, Boat Yard, River Drone and Golf Club (Eco-Dome development (Greenbelt))	

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Fairly Flat</i>
Location of any pylons:	<i>None</i>
Access:	<i>Good - Sheffield Road</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>1940-1959 Brick Works. 1930-1939 Brick Works. 1901-1929 Brick Works, Brushes Pottery. -1900 Brick Works, Brushes Pottery</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>4901.188</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?	<i>True</i>		

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

Potential delivery of dwellings:	<i>Windfall - Potential 5 Year Supply - 30 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?
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

Low quality industrial area on main route into borough. Housing development

Comments:

would improve the environment

Deliverability:

possible

Deliverability

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

Comments:

Why?

Conclusion

Developable site