

Site Reference:	56	Site Location:	Donkins phase 2
Ward:	St Leonards	Greenfield /Brownfield:	Brownfield
Site Size (ha):	3.43	Grid Reference:	SK 38174 70475
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:		Cleared land	
Surrounding Land Use:		Residential, Riverside Retail Park, Future Retail and Office units on adjoining site	

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Steep slope up to road, though site is flat</i>
Location of any pylons:	<i>None</i>
Access:	<i>Good - 30mph. Large wide road. Baden Powell Road is a lot higher than site. Access would also possible from Derby 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>1960-1979 Tube Works. 1940-1959 Steel and Engineering Works. 1980-1999 Works</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: **60**
Gross to net calculation: **90%**
Potential number of dwellings: **185.22**
Potential number of dwellings (suitable sites): **199**

Potential delivery of dwellings:

*Windfall -
Potential 5 Year Supply - 199
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)

False

Availability:

Available now

Availability

Developer has secured planning consent

Comments:

Suitability:

Suitable

Suitability

Planning application made and council minded to grant consent

Comments:

Deliverability:

highly likely

Deliverability

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

Comments:

Why?

Conclusion

Developable site