

Site Reference:	59	Site Location:	Ashbrook Centre & Hostel
Ward:	West	Greenfield /Brownfield:	Brownfield
Site Size (ha):	1.211	Grid Reference:	SK 36357 71778
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:		Former training centre (mental health / disability)	
Surrounding Land Use:		Ashgate Croft School, Residential	

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>flat</i>
Location of any pylons:	<i>None</i>
Access:	<i>Good Access, 30 mph Cuttholme Road, Bus Route</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>4901.264, 4901.161</i>	Ancient Woodland: Registered Historic Parks and Gardens: Conservation Areas:	<i>None known</i>
Local Nature Reserves:	<i>None known</i>		<i>None identified</i>
Listed Buildings:	<i>None identified</i>		<i>None identified</i>
Site identified through Call for Sites?	<i>True</i>		

Density: **30**
Gross to net calculation: **90%**
Potential number of dwellings: **32.7**
Potential number of dwellings (suitable sites): **33**

Potential delivery of dwellings:

*Windfall -
Potential 5 Year Supply - **33**
Potential additions to 5 year supply -
Developable Year 6-10 -
Developable Year 11-15 -
Developable Year 16+ -*

Replacement CBC Local Plan compatibility?	<i>True</i>
Potential number of dwellings (suitable sites and RCBLP compliant)	33
Availability:	<i>Available now</i>
Availability Comments:	<i>Land owner has put site forward for development</i>
Suitability:	<i>Suitable</i>
Suitability Comments:	<i>Brownfield site in suburban location close to facilities. Redundant buildings and vacant site</i>
Deliverability:	<i>highly likely</i>
Deliverability Comments:	<i>likely to be a popular site; no specific abnormals , deliverable within 5 years</i>
Why?	<i>Developer wishes to develop a minimum of 45 dwellings at a minimum density of 30 dwellings/ ha</i>
Conclusion	<i>Developable site</i>