

<b>Site Reference:</b>	<b>62</b>	<b>Site Location:</b>	<b><i>Marsden Street timber yard</i></b>
<b>Ward:</b>	<b><i>Brockwell</i></b>	<b>Greenfield /Brownfield:</b>	<b><i>Brownfield</i></b>
<b>Site Size (ha):</b>	<b><i>0.857</i></b>	<b>Grid Reference:</b>	<b><i>SK 38161 71424</i></b>
<b>Location:</b>	<b><i>In Settlement</i></b>	<b>Agricultural Land Use Classification:</b>	Primary - 7 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
<b>Current Land Uses:</b>		<b>Timber Yard</b>	
<b>Surrounding Land Use:</b>		<b>Residential, Multistorey Car-Parking, Works site, County Primary Care Trust</b>	

**Possible Constraints**

<b>Greenbelt:</b>	<i>NO</i>
<b>Steep Slopes:</b>	<i>Flat</i>
<b>Location of any pylons:</b>	<i>None</i>
<b>Access:</b>	<i>30mph Marsden Street or Lister Close</i>
<b>Flood Risk:</b>	<i>None - Flood Zone 1 (July 2008)</i>
<b>Hazardous Risks:</b>	<i>None known</i>
<b>Pollution:</b>	<i>None known</i>
<b>Possible contamination from past land use:</b>	<i>1960-1979 Timber Yards and Saw Mill and Scarsdale hospital. 1901-1929 Albion Saw mills. -1900 Timber Yard</i>
<b>Ground conditions:</b>	<i>None known</i>
<b>Accession Composite total:</b>	<i>Within 20 minutes</i>

**Environmental Designations**

<b>Local Wildlife sites:</b>	<i>None known</i>	<b>Sites of Special Scientific Interest (SSSIs):</b>	<i>None known</i>
<b>Protected Trees:</b>	<i>NONE</i>	<b>Ancient Woodland:</b>	<i>None known</i>
<b>Local Nature Reserves:</b>	<i>None known</i>	<b>Registered Historic Parks and Gardens:</b>	<i>None identified</i>
<b>Listed Buildings:</b>	<i>81 Saltergate, 79 Saltergate, 77 Saltergate, 75 Saltergate, 73 saltergate, 71 Saltergate and 69 Saltergate adjoin the site</i>	<b>Conservation Areas:</b>	<i>Part of site within Abercombie Street Cons Area and adjoins Town Centre Cons Area</i>

Site identified through Call for Sites?

Density: **50**  
Gross to net calculation: **90%**  
Potential number of dwellings: **38.57**  
Potential number of dwellings (suitable sites): **39**

Potential delivery of dwellings:

*Windfall -  
Potential 5 Year Supply -  
Potential additions to 5 year supply -  
Developable Year 6-10 -  
Developable Year 11-15 -  
Developable Year 16+ - **39***

Replacement CBC Local Plan compatibility?  
Potential number of dwellings (suitable sites and RCBLP compliant)

*True*  
  
**39**

Availability:  
Availability  
Comments:  
Suitability:  
Suitability  
Comments:  
Deliverability:  
Deliverability  
Comments:

*Uncertain  
Part of a regeneration site Land owner may be willing to develop following relocation  
Not currently Suitable  
Part of area subject to masterplan. Suitable as part of mixed use development subject to relocation of existing user  
highly unlikely  
likely to be a popular site;some abnormal access needs improvement ,  
deliverable in 5 -10 years*

Why?  
Conclusion

*Potentially suitable in longer term*