

<b>Site Reference:</b>	<b>79</b>	<b>Site Location:</b>	<b>Goldwell Rooms &amp; 6 Ashgate Road</b>
<b>Ward:</b>	<b>Brockwell</b>	<b>Greenfield /Brownfield:</b>	<b>Brownfield</b>
<b>Site Size (ha):</b>	<b>0.535</b>	<b>Grid Reference:</b>	<b>SK 37502 71480</b>
<b>Location:</b>	<i>In Settlement</i>	<b>Agricultural Land Use Classification:</b>	Primary - 7 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
<b>Current Land Uses:</b>			Car Park and Goldwell Rooms
<b>Surrounding Land Use:</b>			Allotment Gardens, Residential and Manor College

**Possible Constraints**

<b>Greenbelt:</b>	<i>NO</i>
<b>Steep Slopes:</b>	<i>Slope down from Ashgate Road into site</i>
<b>Location of any pylons:</b>	<i>None</i>
<b>Access:</b>	<i>Off Ashgate Road (30 mph). Access point would come from current point</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>None known</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: Registered</b>	<i>None known</i>
<b>Local Nature Reserves:</b>	<i>None known</i>	<b>Historic Parks and Gardens:</b>	<i>None identified</i>
<b>Listed Buildings:</b>	<i>None identified</i>	<b>Conservation Areas:</b>	<i>None identified</i>

Site identified through Call for Sites?

Density: **40**  
Gross to net calculation: **100%**  
Potential number of dwellings: **21.4**  
Potential number of dwellings (suitable sites): **8**

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+ -*

Replacement CBC Local Plan compatibility?	<i>True</i>
Potential number of dwellings (suitable sites and RCBLP compliant)	<b>8</b>
Availability:	<i>Uncertain</i>
Availability Comments:	<i>Land owner may be willing to develop</i>
Suitability:	<i>Suitable</i>
Suitability Comments:	<i>Site currently divided between car park , community centre and museum store. Community centre building has architectural merit . Part of car park has consent for development of 13 eco homes</i>
Deliverability:	<i>possible</i>
Deliverability Comments:	<i>likely to be a popular site;some abnormals , deliverable within 5 years</i>
Why?	<i>Need to split site between consent and remainder</i>
Conclusion	<i>Developable site</i>