

Site Reference:	103	Site Location:	Payne and Pike, Foljambe Road
Ward:	Brockwell	Greenfield /Brownfield:	Brownfield
Site Size (ha):	0.051	Grid Reference:	SK 37659 71346
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:		Warehouse	
Surrounding Land Use:		College, Residential, Football Ground	

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Flat site. Road on a hill</i>
Location of any pylons:	<i>None</i>
Access:	<i>30MPH Foljambe 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>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>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: **40**
Gross to net calculation: **100%**
Potential number of dwellings: **2.04**
Potential number of dwellings (suitable sites): **2**

Potential delivery of dwellings:

Windfall - 2
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? Potential number of dwellings (suitable sites and RCBLP compliant)	<i>True</i>
Availability:	<i>Uncertain</i>
Availability Comments:	<i>Land owner may be willing to develop</i>
Suitability:	<i>Unsuitable by virtue of size of developable area</i>
Suitability Comments:	<i>Site is close to town centre but too small for study methodology</i>
Deliverability:	<i>possible</i>
Deliverability Comments:	<i>likely to be a popular site;some abnormals , deliverable within 5 years</i>
Why?	
Conclusion	<i>Site below size threshold</i>