

Site Reference:	117	Site Location:	Post Office Depot, West Bars
Ward:	St Leonards	Greenfield /Brownfield:	Brownfield
Site Size (ha):	0.665	Grid Reference:	SK 37827 71053
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:		Post Office Depot	
Surrounding Land Use:		Multi-Storey Carp Park, Post Office Offices and Retail Units	

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>None</i>
Location of any pylons:	<i>None</i>
Access:	<i>30MPH. WEST BARS</i>
Flood Risk:	<i>None - Flood Zone 1 (July 2008)</i>
Hazardous Risks:	<i>None known</i>
Pollution:	<i>Part of the site is within the AQMA</i>
Possible contamination from past land use:	<i>1940-1959 Railway. 1930-1939 Railway. 1901-1929 Railway. -1900 Railway.</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:	<i>None known</i>
Local Nature Reserves:	<i>None known</i>	Registered Historic Parks and Gardens:	<i>None identified</i>
Listed Buildings:	<i>None identified</i>	Conservation Areas:	<i>Opposite Town Centre Cons Area</i>

Site identified through Call for Sites?

Density: **50**
Gross to net calculation: **90%**
Potential number of dwellings: **29.93**
Potential number of dwellings (suitable sites): **30**

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+ - **30***

Replacement CBC Local Plan compatibility?	<i>True</i>
Potential number of dwellings (suitable sites and RCBLP compliant)	30
Availability:	<i>Uncertain</i>
Availability Comments:	<i>Relocation of existing use required</i>
Suitability:	<i>Suitable</i>
Suitability Comments:	<i>Large site within town centre. Small proportion may be suitable for housing as part of mixed use redevelopment in the long term 0.7 ha Suitable</i>
Deliverability:	<i>Highly unlikely</i>
Deliverability Comments:	<i>likely to be a popular site; some abnormals , deliverable within 5 -10 years</i>
Why?	<i>mixed use potential</i>
Conclusion	<i>Mixed development potentially suitable in longer term</i>