

Site Reference:	122	Site Location:	Tap Lane/Chatsworth Road, Kingdom Mills Pine
Ward:	Holmebrook	Greenfield /Brownfield:	Brownfield
Site Size (ha):	0.139	Grid Reference:	SK 37454 71048
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:		Retail and Car Parking	
Surrounding Land Use:		Garage, Residential, Retail and cleared employment land	

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>None</i>
Location of any pylons:	<i>None</i>
Access:	<i>BUS ROUTE. GOOD BUT BUSY ROAD</i>
Flood Risk:	<i>Whole of the site falls within the boundaries of Environment Agency's Flood Zone 2 and 3 (July 2008)</i>
Hazardous Risks:	<i>None known</i>
Pollution:	<i>Whole of the site is within the AQMA</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: **5.56**
Potential number of dwellings (suitable sites): **6**

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? Potential number of dwellings (suitable sites and RCBLP compliant)	<i>False</i>
Availability:	<i>Uncertain</i>
Availability Comments:	<i>Land owner may be willing to develop</i>
Suitability:	<i>Not suitable</i>
Suitability Comments:	<i>Small site within district centre. Within busy gyratory where air and noise issues are likely to make creation of a pleasant living environment difficult</i>
Deliverability:	<i>Highly unlikely</i>
Deliverability Comments:	<i>unlikely to be a popular site; some abnormals , may not be deliverable</i>
Why?	<i>poor potential environment</i>
Conclusion	<i>Site below size threshold</i>