

Site Reference:	<b>124</b>	Site Location:	<b>Chatsworth Road, Church Building and Car Park</b>
Ward:	<b>Holmebrook</b>	Greenfield /Brownfield:	<b>Brownfield</b>
Site Size (ha):	<b>0.146</b>	Grid Reference:	<b>SK 37049 70936</b>
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:		Car Park	
Surrounding Land Use:		Residential, Retail, Garage, and employment units	

### **Possible Constraints**

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>None</i>
Location of any pylons:	<i>None</i>
Access:	<i>Chatsworth Road (A Road) - Limited visibility to right on exit Southern half of site falls within the boundaries of Environment Agency's Flood Zone 2 and 3 (July 2008)</i>
Flood Risk:	
Hazardous Risks:	<i>None known</i>
Pollution:	<i>Part 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: **5.84**  
Potential number of dwellings (suitable sites): **6**

Potential delivery of dwellings:	<i>Windfall - Potential 5 Year Supply - Potential additions to 5 year supply - Developable Year 6-10 - Developable Year 11-15 - Developable Year 16+ -</i>
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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</i>
Suitability Comments:	<i>Small site within district centre.</i>
Deliverability:	<i>+</i>
Deliverability Comments:	<i>likely to be a popular site; some abnormals , deliverable within 5 -10 years</i>
Why?	
Conclusion	<i>Site below size threshold</i>