

Site Reference:	127	Site Location:	GKN Sports Club
Ward:	Brockwell	Greenfield /Brownfield:	Greenfield
Site Size (ha):	4.047	Grid Reference:	SK 36950 72515
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:		Sports Ground	
Surrounding Land Use:		Residential, Playing Fields	

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>FLAT, BUT ON TWO LEVELS</i>
Location of any pylons:	<i>None</i>
Access:	<i>SLOPE DOWN FROM NEWBOLD ROAD. WOULD NEED WIDENING. ALSO ACCESS VIA WEST VIEW 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>4901.281</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?	<i>True</i>		

Density: **30**
Gross to net calculation: **90%**
Potential number of dwellings: **109.269**
Potential number of dwellings (suitable sites): **109**

Potential delivery of dwellings:

*Windfall -
Potential 5 Year Supply -
Potential additions to 5 year supply -
Developable Year 6-10 - **109**
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>Available now</i>
Availability Comments:	<i>Land owner may be willing to develop</i>
Suitability:	<i>Yes but significant policy constraints</i>
Suitability Comments:	<i>Extensive sports ground relating to a large business that has now closed. Facilities have been removed. Access is relatively poor. Some intensive use facilities to the north west of the site. Significant area of open space with poor quality footpath to the</i>
Deliverability:	<i>possible</i>
Deliverability Comments:	<i>likely to be a very popular site; no specific abnormalities, deliverable within 5 years</i>
Why?	<i>Owner wishes residential development with 'larger than average public open space' Partial development could secure return of part of open uses</i>
Conclusion	<i>Significant policy constraint which would need to be addressed by the LDF</i>