

Site Reference:	140	Site Location:	Wasp's Nest
Ward:	West	Greenfield /Brownfield:	Greenfield
Site Size (ha):	0.612	Grid Reference:	SK 36377 71234
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:		Playing Fields	
Surrounding Land Use:		Playing Fields, Playground, Allotment Gardens, Residential and Health and Fitness Club	

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>GRADUAL SLOPE</i>
Location of any pylons:	<i>None</i>
Access:	<i>NOT BRILLIANT. MANOR ROAD (SIDE ROAD) OR MANOR DRIVE TO CHURSTON 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>1930-1939 Old Shaft. 1940-1959 Old Shaft.</i>
Ground conditions:	<i>Former Waspnest Opencast site</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>The Manor House and Brampton Barn, Old Road opposite site</i>	Conservation Areas:	<i>None identified</i>
Site identified through Call for Sites?			

Density: **30**
Gross to net calculation: **100%**
Potential number of dwellings: **18.36**
Potential number of dwellings (suitable sites): **18**

Potential delivery of dwellings:

*Windfall -
Potential 5 Year Supply -
Potential additions to 5 year supply -
Developable Year 6-10 - **18**
Developable Year 11-15 -
Developable Year 16+ -*

Replacement CBC Local Plan compatibility?
Potential number of dwellings (suitable sites and RCBLP compliant)

False

Availability:
Availability
Comments:
Suitability:
Suitability
Comments:
Deliverability:
Deliverability
Comments:

*Available pre 2016
Land owner may be willing to develop
Yes but policy constraints
Part of larger open space within a residential area which is potentially surplus to requirements
possible
likely to be a popular site; no specific abnormalities , deliverable within 5 years*

Why?
Conclusion

*partial development of open space to fund improvement
Significant policy constraint which would need to be addressed by the LDF*