

<b>Site Reference:</b>	<b>160</b>	<b>Site Location:</b>	<b>Old Road Ambulance Station</b>
<b>Ward:</b>	<b>West</b>	<b>Greenfield /Brownfield:</b>	<b>Brownfield</b>
<b>Site Size (ha):</b>	<b>0.361</b>	<b>Grid Reference:</b>	<b>SK 35354 71468</b>
<b>Location:</b>	<i>Outside Settlement</i>	<b>Agricultural Land Use Classification:</b>	Primary - 4 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
<b>Current Land Uses:</b>		Ambulance Station	
<b>Surrounding Land Use:</b>		Open Land and Countryside, Plantations (Oxclose, Threenook and Ashgate) and two wildlife sites	

**Possible Constraints**

<b>Greenbelt:</b>	<i>NO</i>
<b>Steep Slopes:</b>	<i>Gentle slope , mostly flat</i>
<b>Location of any pylons:</b>	<i>None</i>
<b>Access:</b>	<i>Access point would be from current point on Old Road (30/40 mph)</i>
<b>Flood Risk:</b>	<i>None - Flood Zone 1 (July 2008)</i>
<b>Hazardous Risks:</b>	<i>None known</i>
<b>Pollution:</b>	<i>None known</i>
<b>Possible contamination from past land use:</b>	<i>None known</i>
<b>Ground conditions:</b>	<i>None known</i>
<b>Accession Composite total:</b>	<i>Within 20 minutes</i>

**Environmental Designations**

<b>Local Wildlife sites:</b>	<i>CH054 - Three Nook Plantation adjoins site</i>	<b>Sites of Special Scientific Interest (SSSIs):</b>	<i>None known</i>
<b>Protected Trees:</b>	<i>4901.172</i>	<b>Ancient Woodland: Registered</b>	<i>None known</i>
<b>Local Nature Reserves:</b>	<i>None known</i>	<b>Historic Parks and Gardens:</b>	<i>None identified</i>
<b>Listed Buildings:</b>	<i>None identified</i>	<b>Conservation Areas:</b>	<i>None identified</i>

Site identified through Call for Sites?

Density: **30**  
Gross to net calculation: **100%**  
Potential number of dwellings: **10.83**  
Potential number of dwellings (suitable sites): **11**

Potential delivery of dwellings:

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

Replacement CBC Local Plan compatibility?	<i>False</i>
Potential number of dwellings (suitable sites and RCBLP compliant)	<b>11</b>
Availability:	<i>Uncertain</i>
Availability Comments:	<i>Land owner may be willing to develop</i>
Suitability:	<i>Suitable</i>
Suitability Comments:	<i>Potentially relocatable emergency services use poorly located on the edge of the urban area</i>
Deliverability:	<i>possible</i>
Deliverability Comments:	<i>likely to be a very popular site; no specific abnormalities , deliverable within 5 years</i>
Why?	
Conclusion	<i>Developable site</i>