

<b>Site Reference:</b>	<b>163</b>	<b>Site Location:</b>	<b>20 - 22 Woodthorpe Road</b>
<b>Ward:</b>	<b>Lowgates &amp; Woodthorpe</b>	<b>Greenfield /Brownfield:</b>	<b>Brownfield</b>
<b>Site Size (ha):</b>	<b>0.479</b>	<b>Grid Reference:</b>	<b>SK 45219 74557</b>
<b>Location:</b>	<i>Edge of Settlement</i>	Agricultural Land Use Classification:	Primary - 3 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
<b>Current Land Uses:</b>			Residential and Back Gardens
<b>Surrounding Land Use:</b>			Playing Fields, Woodthorpe C of E School, Open Land and Countryside

### **Possible Constraints**

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>gentle north to south</i>
Location of any pylons:	<i>None</i>
Access:	<i>Access could be taken from Woodthorpe Road - 30 mph</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>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>Church of St Peter, Woodthorpe Road, Woodthorpe 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: **14.37**  
Potential number of dwellings (suitable sites): **14**

Potential delivery of dwellings:

*Windfall -  
Potential 5 Year Supply -  
Potential additions to 5 year supply -  
Developable Year 6-10 - **14**  
Developable Year 11-15 -  
Developable Year 16+ -*

Replacement CBC Local Plan compatibility?	<i>True</i>
Potential number of dwellings (suitable sites and RCBLP compliant)	<b>14</b>
Availability:	<i>Uncertain</i>
Availability Comments:	<i>Land owner may be willing to develop</i>
Suitability:	<i>Suitable</i>
Suitability Comments:	<i>Dwellings within large plots. Site has potential for more efficient use</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>Potentially suitable in longer term</i>