

Site Reference:	170	Site Location:	Rear of Storrs Road
Ward:	West	Greenfield /Brownfield:	Brownfield
Site Size (ha):	1.09	Grid Reference:	SK 35617 70944
Location:	<i>Edge of Settlement</i>	Agricultural Land Use Classification:	Primary - 7 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:		Phase one (rear of 60-74) - main garden to 66a and 74 Storrs Road. Phase two (rear of 42-58) - backgarden	
Surrounding Land Use:		Sports ground, Residential	

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Flat</i>
Location of any pylons:	<i>None</i>
Access:	<i>Access to phase one is developer controlled giving certainty, this could also give future access to phase two</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: Conservation Areas:	<i>None identified</i>
Listed Buildings:	<i>None identified</i>		<i>None identified</i>
Site identified through Call for Sites?	<i>True</i>		

Density: **30**
Gross to net calculation: **90%**
Potential number of dwellings: **29.43**
Potential number of dwellings (suitable sites): **29**

Potential delivery of dwellings:

*Windfall -
Potential 5 Year Supply - 10
Potential additions to 5 year supply -
Developable Year 6-10 - 19
Developable Year 11-15 -
Developable Year 16+ -*

Replacement CBC Local Plan compatibility?	<i>False</i>
Potential number of dwellings (suitable sites and RCBLP compliant)	10
Availability:	<i>Phase one comprising approximately 10 dwellings is certain, remainder of site requires assembling</i>
Availability Comments:	<i>Landowner of phase one is willing to pursue development, remainder of site (phase two) in multiple ownerships</i>
Suitability:	<i>Suitable</i>
Suitability Comments:	<i>Backland in residential area</i>
Deliverability:	<i>Highly likely</i>
Deliverability Comments:	<i>likely to be a very popular site; no specific abnormalities, deliverable within 5 years</i>
Why?	<i>Developer estimates up to 10 dwellings a density of 15 dwellings/ha on phase one of site</i>
Conclusion	<i>Developable site</i>