

<b>Site Reference:</b>	<b>184</b>	<b>Site Location:</b>	<b>Land at Salisbury Avenue</b>
<b>Ward:</b>	<b>Moor</b>	<b>Greenfield /Brownfield:</b>	<b>Greenfield</b>
<b>Site Size (ha):</b>	<b>0.331</b>	<b>Grid Reference:</b>	<b>SK 37618 73199</b>
<b>Location:</b>	<i>In Settlement</i>	Agricultural Land Use Classification:	Primary - 7 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
<b>Current Land Uses:</b>		Open Space	
<b>Surrounding Land Use:</b>			

**Possible Constraints**

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>None</i>
Location of any pylons:	<i>None</i>
Access:	<i>GOOD. BUS ROUTE</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>None identified</i>	Conservation Areas:	<i>None identified</i>

Site identified through Call for Sites?

Density: **30**  
Gross to net calculation: **100%**  
Potential number of dwellings: **9.93**  
Potential number of dwellings (suitable sites): **10**

Potential delivery of dwellings:

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

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

*False*

Availability:

*Available pre 2016*

Availability

*Land owner may be willing to develop*

Comments:

Suitability:

*Site is too small unSuitable*

Suitability

*Smaller open space in residential area*

Comments:

Deliverability:

*possible*

Deliverability

*likely to be a popular site; no specific abnormalities , deliverable within 5 years*

Comments:

Why?

Conclusion

*Significant policy constraint which would need to be addressed by the LDF*