

<b>Site Reference:</b>	<b>193</b>	<b>Site Location:</b>	<b>Ashgate Road, no.2</b>
<b>Ward:</b>	<b>Brockwell</b>	<b>Greenfield /Brownfield:</b>	<b>Brownfield</b>
<b>Site Size (ha):</b>	<b>0.269</b>	<b>Grid Reference:</b>	<b>SK 37560 71393</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>		Urban Framework	
<b>Surrounding Land Use:</b>			

### **Possible Constraints**

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Sloped from access onto site</i>
Location of any pylons:	<i>None</i>
Access:	<i>30MPH from Ashgate 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>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?	<i>True</i>		

Density: **30**  
Gross to net calculation: **100%**  
Potential number of dwellings: **8.07**  
Potential number of dwellings (suitable sites): **8**

Potential delivery of dwellings:	<i>Windfall - 8</i> <i>Potential 5 Year Supply -</i> <i>Potential additions to 5 year supply -</i> <i>Developable Year 6-10 -</i> <i>Developable Year 11-15 -</i> <i>Developable Year 16+ -</i>
----------------------------------	--

Replacement CBC Local Plan compatibility?	<i>False</i>
Potential number of dwellings (suitable sites and RCBLP compliant)	<b>8</b>
Availability:	<i>Available now</i>
Availability Comments:	<i>Land owner has put forward site for development in the past</i>
Suitability:	<i>Suitable</i>
Suitability Comments:	<i>office use in mixed area near edge of town centre</i>
Deliverability:	<i>possible</i>
Deliverability Comments:	<i>likely to be a popular site; some abnormals , deliverable within 5 years</i>
Why?	<i>Developer estimates up to 20 dwellings a density of 72 dwellings/ha</i>
Conclusion	<i>Site below size threshold</i>