

|                              |                      |                                       |   |
|------------------------------|----------------------|---------------------------------------|---|
| <b>Site Reference:</b>       | <b>195</b>           | <b>Site Location:</b>                 | <b>83 Old Road, Brampton</b>  |
| <b>Ward:</b>                 | <b>Holmebrook</b>    | <b>Greenfield /Brownfield:</b>        | <b>Brownfield</b>   |
| <b>Site Size (ha):</b>       | <b>0.139</b>         | <b>Grid Reference:</b>                | <b>SK 36612 70879</b>   |
| <b>Location:</b>             | <i>In Settlement</i> | Agricultural Land Use Classification: | Primary - 7<br>Secondary: N/A<br>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>None</i>                            |
| Location of any pylons:                    | <i>None</i>                            |
| Access:                                    | <i>OLD ROAD 30MPH</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>Listed Building: Red House, 83 Old Hall Road located within site boundary</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: **4.17**  
Potential number of dwellings (suitable sites): **4**

|                                  |  |
|----------------------------------|--|
| Potential delivery of dwellings: | <i>Windfall - 4<br/>Potential 5 Year Supply -<br/>Potential additions to 5 year supply -<br/>Developable Year 6-10 -<br/>Developable Year 11-15 -<br/>Developable Year 16+ -</i> |
|----------------------------------|--|

|  |   |
|--|---|
| Replacement CBC<br>Local Plan<br>compatibility?<br>Potential number of<br>dwellings (suitable<br>sites and RCBLP<br>compliant) | <i>False</i>  |
| Availability:  | <i>Available now</i>  |
| Availability<br>Comments:  | <i>Land owner has put site forward for development</i>                              |
| Suitability:   | <i>Site is too small unSuitable</i>   |
| Suitability<br>Comments:   | <i>Small site in high density residential area</i>                                  |
| Deliverability:  | <i>highly likely</i>  |
| Deliverability<br>Comments:  | <i>likely to be a popular site; some abnormalities , deliverable within 5 years</i> |
| Why?   | <i>owner suggests 2 dwellings would be appropriate</i>                              |
| Conclusion   | <i>Site below size threshold</i>  |