

Site Reference:	211	Site Location:	ATS/Euromaster garage, Sheffield Road
Ward:	Moor	Greenfield /Brownfield:	Brownfield
Site Size (ha):	0.215	Grid Reference:	SK 38215 73587
Location:	<i>In Settlement</i>	Agricultural Land Use Classification:	Primary - 7 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:		Garage	
Surrounding Land Use:			

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>NONE</i>
Location of any pylons:	<i>None</i>
Access:	<i>BUS ROUTES - B6057 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>-1900 Smithy. 1980-1999 Depot.</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: **40**
Gross to net calculation: **100%**
Potential number of dwellings: **8.6**
Potential number of dwellings (suitable sites): **9**

Potential delivery of dwellings:

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

Replacement CBC Local Plan compatibility?	<i>False</i>
Potential number of dwellings (suitable sites and RCBLP compliant)	9
Availability:	<i>Uncertain</i>
Availability Comments:	<i>multiple ownerships may be available subject to relocation</i>
Suitability:	<i>Yes but policy constraints</i>
Suitability Comments:	<i>existing commercial use in district centre</i>
Deliverability:	<i>Highly unlikely</i>
Deliverability Comments:	<i>likely to be a popular site following relocation; specific abnormalities , potentially deliverable after 5 - 10 years</i>
Why?	
Conclusion	<i>Site below size threshold</i>