

Site Reference:	221	Site Location:	Land West of Cranleigh Road
Ward:	Lowgates & Woodthorpe	Greenfield /Brownfield:	Greenfield
Site Size (ha):	4.1	Grid Reference:	SK 44804 74871
Location:	<i>Edge of Settlement</i>	Agricultural Land Use Classification:	Primary - 4 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:			Farmland and Agriculture
Surrounding Land Use:			Primary school and residential

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Slopes from the south of the site up to the North</i>
Location of any pylons:	<i>Some nearby but does not effect site</i>
Access:	<i>Access would be taken from Cranleigh Road and the current housing estate - 30 mph</i>
Flood Risk:	<i>None - Flood Zone 1 (July 2008)</i>
Hazardous Risks:	<i>Site is within STAVELEY MAJOR HAZARD CONSULTATION ZONE</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: **70%**
Potential number of dwellings: **86.1**
Potential number of dwellings (suitable sites): **86**

Potential delivery of dwellings:

*Windfall -
Potential 5 Year Supply -
Potential additions to 5 year supply -
Developable Year 6-10 - **86**
Developable Year 11-15 -
Developable Year 16+ -*

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

Availability:	<i>Available now</i>
Availability Comments:	<i>land owner may be willing to develop</i>
Suitability:	<i>Yes but policy constraints</i>
Suitability Comments:	<i>Agricultural land near to major transport route. Well related to existing residential area. Within a kilometre of strategic employment site</i>
Deliverability:	<i>possible</i>
Deliverability Comments:	<i>likely to be a very popular site; no specific abnormalities, deliverable within 5 years and in subsequent phases</i>
Why?	
Conclusion	<i>Significant policy constraint which would need to be addressed by the LDF</i>