

Site Reference:	224	Site Location:	Riverside Garden Centre Sheffield Road
Ward:	Old Whittington	Greenfield /Brownfield:	Brownfield
Site Size (ha):	0.67	Grid Reference:	SK 37283 75249
Location:	<i>Edge of Settlement</i>	Agricultural Land Use Classification:	Primary - 4 Secondary: 7 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:		Garden Centre	
Surrounding Land Use:		Industrial, Highways,Open Space	

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Slopes down from the road</i>
Location of any pylons:	<i>None</i>
Access:	<i>Good - B6057. Sheffield Road, The Brushes.</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>1960-1979 Chapel Works</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: **14.07**
Potential number of dwellings (suitable sites):

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?
Potential number of
dwellings (suitable
sites and RCBLP
compliant)

Availability: *Available now*

Availability

Comments:

Suitability: *Yes but policy constraints*

Suitability

Comments:

Deliverability:

Deliverability

Comments:

Why?

Conclusion *Unsuitable environment for housing*