

Site Reference:	232	Site Location:	Elm Street
Ward:	Hollingwood & Inkersall	Greenfield /Brownfield:	Brownfield/Greenfield
Site Size (ha):	0.71	Grid Reference:	SK 40948 74198
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:			Overgrown former allotment/garage site
Surrounding Land Use:			Residential and pylon

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Relatively flat</i>
Location of any pylons:	<i>Within 25 metres of pylon</i>
Access:	<i>Access would be possible from Victoria Street and Elm Street</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?

Density:
Gross to net calculation:
Potential number of dwellings:
Potential number of dwellings (suitable sites): **23**

Potential delivery of dwellings:

*Windfall -
Potential 5 Year Supply -
Potential additions to 5 year supply -
Developable Year 6-10 - **23**
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: *Land owner has put site forward for development*

Suitability: *Suitable*

Suitability
Comments: *allocated site on empty land*

Deliverability: *highly likely*

Deliverability
Comments: *likely to be a very popular site; no specific abnormalities, deliverable within 5 years*

Why?

Conclusion *allocated site*