

<b>Site Reference:</b>	<b>202</b>	<b>Site Location:</b>	<b>Sheffield Road former Boat Sales site</b>
<b>Ward:</b>	<b>Old Whittington</b>	<b>Greenfield /Brownfield:</b>	<b>Brownfield</b>
<b>Site Size (ha):</b>	<b>1.2929</b>	<b>Grid Reference:</b>	<b>SK 37589 76059</b>
<b>Location:</b>	<i>Outside Settlement</i>	<b>Agricultural Land Use Classification:</b>	Primary - 4 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
<b>Current Land Uses:</b>		<b>Business, Ind. Area</b>	
<b>Surrounding Land Use:</b>			

**Possible Constraints**

<b>Greenbelt:</b>	<i>NO</i>
<b>Steep Slopes:</b>	<i>gentle slope to east boundary mature trees around edge of site.</i>
<b>Location of any pylons:</b>	<i>None</i>
<b>Access:</b>	<i>Existing access to boat yard, Busy road - 40 mph Sheffield Road. Bend in road, Single white line and a bus stop nearby</i>
<b>Flood Risk:</b>	<i>2% of the site falls within the boundaries of Environment Agency's Flood Zone 2 and 3 (July 2008)</i>
<b>Hazardous Risks:</b>	<i>None known</i>
<b>Pollution:</b>	<i>None known</i>
<b>Possible contamination from past land use:</b>	<i>-1900 Brick Yard. 1901-1929 Brick Works. 1930-1939 Brick Works. 1940-1959 Brick Works.</i>
<b>Ground conditions:</b>	<i>None known</i>
<b>Accession Composite total:</b>	<i>Within 20 minutes</i>

**Environmental Designations**

<b>Local Wildlife sites:</b>	<i>None known</i>	<b>Sites of Special Scientific Interest (SSSIs):</b>	<i>None known</i>
<b>Protected Trees:</b>	<i>4901.188</i>	<b>Ancient Woodland: Registered</b>	<i>None known</i>
<b>Local Nature Reserves:</b>	<i>None known</i>	<b>Historic Parks and Gardens:</b>	<i>None identified</i>
<b>Listed Buildings:</b>	<i>None identified</i>	<b>Conservation Areas:</b>	<i>None identified</i>
<b>Site identified through Call for Sites?</b>	<i>True</i>		

Density: **30**  
Gross to net calculation: **90%**  
Potential number of dwellings: **34.91**  
Potential number of dwellings (suitable sites): **50**

**Potential delivery of dwellings:**

*Windfall -  
Potential 5 Year Supply -  
Potential additions to 5 year supply - 50  
Developable Year 6-10 - 50  
Developable Year 11-15 -  
Developable Year 16+ -*

Replacement CBC Local Plan compatibility?	<i>False</i>
Potential number of dwellings (suitable sites and RCBLP compliant)	<b>34</b>
Availability:	<i>Available now</i>
Availability Comments:	<i>Land owner has put site forward for development</i>
Suitability:	<i>Yes but policy constraints</i>
Suitability Comments:	<i>Disused boat sales yard on main road frontage with railway in cutting to the rear</i>
Deliverability:	<i>highly likely</i>
Deliverability Comments:	<i>likely to be a popular site; some abnormalities, deliverable within 5 years</i>
Why?	<i>owner estimates density of 36/ha. Agent estimates around 50 dwellings on 1.5ha site</i>
Conclusion	<i>Developable site</i>