

Site Reference:	72	Site Location:	B&Q Wheatbridge Road/Chatsworth Road
Ward:	Holmebrook	Greenfield /Brownfield:	Brownfield
Site Size (ha):	0.69	Grid Reference:	SK 37575 71065
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:		Large Retail Unit	
Surrounding Land Use:		Retail Units, Car Showroom/Garage, Residential and Bingo Hall	

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>No</i>
Location of any pylons:	<i>None</i>
Access:	<i>Chatsworth Road (1 Way Eastwards) Limited. Wheatbridge Road, Limited (1 Way Westwards). Bus Route</i>
Flood Risk:	<i>The whole of the site falls within the boundaries of Environment Agency's Flood Zone 2 and 3 (July 2008)</i>
Hazardous Risks:	<i>None known</i>
Pollution:	<i>The whole of the site is within the AQMA</i>
Possible contamination from past land use:	<i>-1900 Brampton Brewery. 1901-1929 Brampton Brewery. 1930-1939 Brampton Branch. 1940-1959 Brampton Branch 1960-1979 Warehouses, Railway (disused)</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: **60**
Gross to net calculation: **90%**
Potential number of dwellings: **40**
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)

True

Availability:

Uncertain

Availability

Existing use due to relocate

Comments:

Suitability:

Not suitable

Suitability

Brownfield site in middle of one-way system in district centre. Air quality and noise issues likely to restrict ability to create a pleasant living environment

Comments:

highly unlikely

Deliverability:

Deliverability

likely to be a popular site; some abnormalities, deliverable within 5 years

Comments:

Why?

Conclusion

Unsuitable environment for housing