

Site Reference:	78	Site Location:	AGD Car Park
Ward:	St Leonards	Greenfield /Brownfield:	Brownfield
Site Size (ha):	0.353	Grid Reference:	SK 37755 71062
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:		Multistorey Car Park	
Surrounding Land Use:		Post Office Depot, River Hipper, A619 Traffic Island, Residential, Retail Units and Queens Park	

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Flat</i>
Location of any pylons:	<i>None</i>
Access:	<i>Currently accessed from Markham Road - dual carriageway. Access could also be taken off West bars</i>
Flood Risk:	<i>None - Flood Zone 1 (July 2008)</i>
Hazardous Risks:	<i>None known</i>
Pollution:	<i>Part of the site is within the AQMA</i>
Possible contamination from past land use:	<i>1930-1939 railway. 1940-1959 railway. 1901-1929 unspecified works, railway. -1900 railway track</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: **50**
Gross to net calculation: **100%**
Potential number of dwellings: **17.65**
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

Land owner may be willing to develop

Comments:

Suitability:

Not suitable

Suitability

surplus Car park formerly associated with large edge of town centre office use. Close to major busy gyratory. Noise and air quality issues will make creation of pleasant living environment difficult at lower levels

Comments:

Deliverability:

highly unlikely

Deliverability

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

Comments:

Why?

Conclusion

Unsuitable environment for housing