

Replacement CBC
Local Plan
compatibility?
Potential number of
dwellings (suitable
sites and RCBLP
compliant)

False

Availability:

Available now

Availability

Land owner has put site forward for development

Comments:

Suitability:

Suitable

Suitability

Part of urban area subject to masterplan well related to existing facilities

Comments:

Deliverability:

possible

Deliverability

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

Comments:

Why?

Conclusion

Potentially suitable in longer term

Site Reference:	30	Site Location:	Wheatbridge Mills
Ward:	Holmebrook	Greenfield /Brownfield:	Brownfield
Site Size (ha):	0.843	Grid Reference:	SK 37497 70943
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:		Cleared land	
Surrounding Land Use:		Industrial (Griffin Mill), Retail (Wheatbridge Retail Park, Chatsworth Road), Public House and some residential housing.	

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>No</i>
Location of any pylons:	<i>None</i>
Access:	<i>(To the north)-Wheatbridge Road. One-way westwards. (To the south)- Dock Walk-unadopted highway</i>
Flood Risk:	<i>95% 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>Part of the site is within the AQMA</i>
Possible contamination from past land use:	<i>1901-1929 Wheatbridge Mill, 1960-1979 Griffin Mill</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: **90%**
Potential number of dwellings: **37.935**
Potential number of dwellings (suitable sites): **70**

Potential delivery of dwellings:

*Windfall -
Potential 5 Year Supply - 70
Potential additions to 5 year supply -
Developable Year 6-10 -
Developable Year 11-15 -
Developable Year 16+ -*