

Site Reference:	11	Site Location:	Campbell Drive, Barrow Hill, Land off
Ward:	Barrow Hill & New Whittington	Greenfield /Brownfield:	Greenfield
Site Size (ha):	1.961	Grid Reference:	SK 41509 75622
Location:	<i>Edge of Settlement</i>	Agricultural Land Use Classification:	Primary - 3 Secondary: 7 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:		Allotment Gardens	
Surrounding Land Use:		Greenbelt, Residential and Barrow Hill Museum	

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Undulating</i>
Location of any pylons:	<i>None</i>
Access:	<i>Side road, Bus route</i>
Flood Risk:	<i>None - Flood Zone 1 (July 2008)</i>
Hazardous Risks:	<i>FALLS WITHIN STAVELEY MAJOR HAZARD CONSULTATION ZONE</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 30 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>Adjoins Barrow Hill Cons Area</i>

Site identified through Call for Sites?

Density: **30**
Gross to net calculation: **90%**
Potential number of dwellings: **52.947**
Potential number of dwellings (suitable sites): **53**

Potential delivery of dwellings:

*Windfall -
Potential 5 Year Supply -
Potential additions to 5 year supply -
Developable Year 6-10 - **53**
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: *Yes but policy constraints*

Suitability
Comments: *Greenfield site adjoining Green Belt*

Deliverability: *possible*

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

Why? *consent for smallholding*

Conclusion *Significant policy constraint which would need to be addressed by the LDF*