

Site Reference:	14	Site Location:	Victoria Avenue, Land off
Ward:	Lowgates & Woodthorpe	Greenfield /Brownfield:	Greenfield
Site Size (ha):	0.3641	Grid Reference:	SK 44153 75085
Location:	<i>Edge of Settlement</i>	Agricultural Land Use Classification:	Primary - 7 Secondary: 4 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:		Open Land and countryside	
Surrounding Land Use:		Residential	

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>fairly flat</i>
Location of any pylons:	<i>None. Some close by</i>
Access:	<i>End of Victoria Avenue, not brilliant from main road (Lowgates, A619)</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>1980-1999 Pipeline, 1960-1979 Pipeline</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: **30**
Gross to net calculation: **100%**
Potential number of dwellings: **10.92**
Potential number of dwellings (suitable sites): **11**

Potential delivery of dwellings:

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

Replacement CBC Local Plan compatibility? Potential number of dwellings (suitable sites and RCBLP compliant)	<i>False</i>
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>Well related to existing built up area</i>
Deliverability:	<i>possible</i>
Deliverability Comments:	<i>likely to be a reasonable site; no specific abnormalities , first phase deliverable within 5 years</i>
Why?	<i>developer intends 18-20 dwellings on a 0.64ha site at a density of 30 dwellings /ha</i>
Conclusion	<i>Significant policy constraint which would need to be addressed by the LDF</i>