

Site Reference:	15	Site Location:	Norbriggs Nursery, Land at
Ward:	Lowgates & Woodthorpe	Greenfield /Brownfield:	Greenfield
Site Size (ha):	0.508	Grid Reference:	SK 44807 75246
Location:	<i>Edge of Settlement</i>	Agricultural Land Use Classification:	Primary - 4 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:			Nursery (wooded)
Surrounding Land Use:			Playing Field, Residential and Primary School

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Flat</i>
Location of any pylons:	<i>None</i>
Access:	<i>40mph Worksop Road. Busy</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>-1900 Sewage Bed, 1980-1999 Norbriggs Cuttings (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>Norbiggs House, Worksop Road opposite site</i>	Conservation Areas:	<i>None identified</i>

Site identified through Call for Sites?

Density: **30**
Gross to net calculation: **100%**
Potential number of dwellings: **15.24**
Potential number of dwellings (suitable sites): **15**

Potential delivery of dwellings:

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

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:

Yes but policy constraints

Suitability

Access is likely to be problematic

Comments:

Deliverability:

possible

Deliverability

likely to be a reasonable site; no specific abnormalities although access needs

Comments:

to be improved, deliverable within 5 years

Why?

Conclusion

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