

Site Reference:	16	Site Location:	<i>Poolsbrook Farm</i>
Ward:	<i>Middlecroft & Poolsbrook</i>	Greenfield /Brownfield:	<i>Greenfield</i>
Site Size (ha):	<i>0.589</i>	Grid Reference:	<i>SK 43939 73643</i>
Location:	<i>Outside Settlement</i>	Agricultural Land Use Classification:	Primary - 4 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:		Agriculture	
Surrounding Land Use:		Poolsbrook Country Park, Residential	

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Flat</i>
Location of any pylons:	<i>None</i>
Access:	<i>Good. Staveley Road 30mph onto Fan Road</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 Opencast Workings</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: **17.67**
Potential number of dwellings (suitable sites): **18**

Potential delivery of dwellings:

*Windfall -
Potential 5 Year Supply -
Potential additions to 5 year supply -
Developable Year 6-10 - **18**
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

Could form part of a rounding off of the adjacent settlement

Comments:

Deliverability:

possible

Deliverability

likely to be a popular site; no specific abnormalities , deliverable within 5 years

Comments:

Why?

Conclusion

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