

Site Reference:	55	Site Location:	Whittington Road, Triangular site s-w of Barrow Hill, bordered by railways
Ward:	Barrow Hill & New Whittington	Greenfield /Brownfield:	Greenfield
Site Size (ha):	1.103	Grid Reference:	SK 41255 75292
Location:	<i>Edge of Settlement</i>	Agricultural Land Use Classification:	Primary - 7 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:			Business Units and Caravan storage
Surrounding Land Use:			Railway, Barrow Hill Rail Museum, Garages and Residential

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>None - Flat</i>
Location of any pylons:	<i>None</i>
Access:	<i>Good taken from Whittington Road</i>
Flood Risk:	<i>85% of the site falls within the boundaries of Environment Agency's Flood Zone 2 (Sept 2007), 50% of the site falls within the boundaries of Environment Agency's Flood Zone 3 (Sept 2007)</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 North Midlands Branch Railway</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>None identified</i>

Site identified through Call for Sites?

Density: **30**
Gross to net calculation: **90%**
Potential number of dwellings: **29.781**
Potential number of dwellings (suitable sites): **30**

Potential delivery of dwellings:	<i>Windfall - Potential 5 Year Supply - Potential additions to 5 year supply - Developable Year 6-10 - 30 Developable Year 11-15 - Developable Year 16+ -</i>
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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

Greenfield site adjacent to business uses and not well related to existing residential areas

Comments:

Deliverability:

possible

Deliverability

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

Comments:

Why?

Conclusion

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