

<b>Site Reference:</b>	<b>70</b>	<b>Site Location:</b>	<b>Matlock Drive/Bamford Road</b>
<b>Ward:</b>	<b>Hollingwood &amp; Inkersall</b>	<b>Greenfield /Brownfield:</b>	<b>Greenfield</b>
<b>Site Size (ha):</b>	<b>9.147</b>	<b>Grid Reference:</b>	<b>SK 41867 72315</b>
<b>Location:</b>	<i>Outside Settlement</i>	<b>Agricultural Land Use Classification:</b>	Primary - 7 Secondary: 4 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
<b>Current Land Uses:</b>		New Residential Development Implemented	
<b>Surrounding Land Use:</b>		Wildlife Sites, Woodlands, Open Land and Countryside.	

**Possible Constraints**

<b>Greenbelt:</b>	<i>NO</i>
<b>Steep Slopes:</b>	<i>Flat</i>
<b>Location of any pylons:</b>	<i>None</i>
<b>Access:</b>	<i>SITE COMPLETE</i>
<b>Flood Risk:</b>	<i>None - Flood Zone 1 (July 2008)</i>
<b>Hazardous Risks:</b>	<i>None known</i>
<b>Pollution:</b>	<i>None known</i>
<b>Possible contamination from past land use:</b>	<i>None known</i>
<b>Ground conditions:</b>	<i>Former Opencast site</i>
<b>Accession Composite total:</b>	<i>Within 20 minutes</i>

**Environmental Designations**

<b>Local Wildlife sites:</b>	<i>CH007 - West Wood and Parkers Wood adjoins site</i>	<b>Sites of Special Scientific Interest (SSSIs):</b>	<i>None known</i>
<b>Protected Trees:</b>	<i>NONE</i>	<b>Ancient Woodland:</b>	<i>West Wood 4900.42 W2 adjoins site</i>
<b>Local Nature Reserves:</b>	<i>None known</i>	<b>Registered Historic Parks and Gardens:</b>	<i>None identified</i>
<b>Listed Buildings:</b>	<i>None identified</i>	<b>Conservation Areas:</b>	<i>None identified</i>

Site identified through Call for Sites?

Density: **30**  
Gross to net calculation: **80%**  
Potential number of dwellings: **219.53**  
Potential number of dwellings (suitable sites):

Potential delivery of dwellings:

*Windfall -  
Potential 5 Year Supply -  
Potential additions to 5 year supply -  
Developable Year 6-10 -  
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: *Development now complete*

Suitability: *Suitable*

Suitability  
Comments: *Site already developed*

Deliverability: *highly likely*

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

Why?

Conclusion *Completed site*