

<b>Site Reference:</b>	<b>83</b>	<b>Site Location:</b>	<b>Deatons</b>
<b>Ward:</b>	<b>Lowgates &amp; Woodthorpe</b>	<b>Greenfield /Brownfield:</b>	<b>Brownfield</b>
<b>Site Size (ha):</b>	<b>1.125</b>	<b>Grid Reference:</b>	<b>SK 43928 74357</b>
<b>Location:</b>	<i>Edge of Settlement</i>	<b>Agricultural Land Use Classification:</b>	Primary - 4 Secondary: 7 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
<b>Current Land Uses:</b>			Vehicle Recovery / Scrap Yard
<b>Surrounding Land Use:</b>			Residential, River Doe Lea plus Pond, Railway, Fan Road Industrial Estate and Open Land and Countryside

**Possible Constraints**

<b>Greenbelt:</b>	<i>NO</i>
<b>Steep Slopes:</b>	<i>None</i>
<b>Location of any pylons:</b>	<i>None</i>
<b>Access:</b>	<i>Access would have to come Milton Place (30 mph)</i>
<b>Flood Risk:</b>	<i>Southern 20% of the site falls within the boundaries of Environment Agency's Flood Zone 2 and 3 (July 2008)</i>
<b>Hazardous Risks:</b>	<i>FALLS WITHIN STAVELEY MAJOR HAZARD CONSULTATION ZONE</i>
<b>Pollution:</b>	<i>None known</i>
<b>Possible contamination from past land use:</b>	<i>1980-1999 Railway Tracks. 1940-1959 Railway</i>
<b>Ground conditions:</b>	<i>None known</i>
<b>Accession Composite total:</b>	<i>Within 20 minutes</i>

**Environmental Designations**

<b>Local Wildlife sites:</b>	<i>None known</i>	<b>Sites of Special Scientific Interest (SSSIs):</b>	<i>None known</i>
<b>Protected Trees:</b>	<i>NONE</i>	<b>Ancient Woodland: Registered</b>	<i>None known</i>
<b>Local Nature Reserves:</b>	<i>None known</i>	<b>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: **50**  
Gross to net calculation: **90%**  
Potential number of dwellings: **50.375**  
Potential number of dwellings (suitable sites): **50**

Potential delivery of dwellings:

*Windfall -*  
*Potential 5 Year Supply - 35*  
*Potential additions to 5 year supply -*  
*Developable Year 6-10 - 15*  
*Developable Year 11-15 -*  
*Developable Year 16+ -*

Replacement CBC Local Plan compatibility?	<i>False</i>
Potential number of dwellings (suitable sites and RCBLP compliant)	<b>50</b>
Availability:	<i>Available now</i>
Availability Comments:	<i>Land owner has put forward a potential housing development</i>
Suitability:	<i>Yes but policy constraints</i>
Suitability Comments:	<i>Existing car breakers yard on edge of residential area. Access if relatively poor and would need improvement. Contamination issues from current use would need resolution</i>
Deliverability:	<i>possible</i>
Deliverability Comments:	<i>likely to be a popular site;some abnormals , deliverable within 5 years</i>
Why?	
Conclusion	<i>Developable site</i>