

Site Reference:	84	Site Location:	Bent Lane
Ward:	Lowgates & Woodthorpe	Greenfield /Brownfield:	Greenfield
Site Size (ha):	7.26	Grid Reference:	SK 44111 75178
Location:	<i>Edge of Settlement</i>	Agricultural Land Use Classification:	Primary - 4 Secondary: 7 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:		Allotment Gardens, Fields and Open Land	
Surrounding Land Use:		Permanent Caravan Site, Residential, Sports Ground, Railway and Open Land	

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Flat</i>
Location of any pylons:	<i>None</i>
Access:	<i>off Bellhouse Lane or Bent Lane (30 mph)</i>
Flood Risk:	<i>North eastern tip of the site falls within the boundaries of Environment Agency's Flood Zone 2 and 3 (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 Pipe Lines, 1960-1979 Pipe Lines Railway land and tracks. 1901-1929 Railway land and tracks. 1930-1939 Railway land and tracks. 1940-1959 Railway land and tracks.</i>
Ground conditions:	<i>None known</i>
Accession Composite total:	<i>Within 20 minutes</i>

Environmental Designations

Local Wildlife sites:	<i>CH051 - Pinnock North Flash adjoins site</i>	Sites of Special Scientific Interest (SSSIs):	<i>None known</i>
Protected Trees:	<i>4901.96</i>	Ancient Woodland: Registered	<i>None known</i>
Local Nature Reserves:	<i>adjoins potential future LNR Norbriggs Flash</i>	Historic Parks and Gardens: Conservation Areas:	<i>None identified</i>
Listed Buildings:	<i>None identified</i>		<i>None identified</i>

Site identified through Call for Sites?

Density: **30**
Gross to net calculation: **90%**
Potential number of dwellings: **196.02**
Potential number of dwellings (suitable sites): **196**

Potential delivery of dwellings:

*Windfall -
Potential 5 Year Supply -
Potential additions to 5 year supply -
Developable Year 6-10 - **100**
Developable Year 11-15 - **96**
Developable Year 16+ -*

Replacement CBC Local Plan compatibility? Potential number of dwellings (suitable sites and RCBLP compliant)	<i>False</i>
Availability:	<i>Available pre 2016</i>
Availability Comments:	<i>Land owner proposed site for housing development in the past</i>
Suitability:	<i>Yes but policy constraints</i>
Suitability Comments:	<i>Greenfield site on edge of older residential area. Relatively close to facilities. Access to main road is poor. Some flood risk issues</i>
Deliverability:	<i>possible</i>
Deliverability Comments:	<i>likely to be a popular site; no specific abnormalities , deliverable within 5 years</i>
Why?	
Conclusion	<i>Significant policy constraint which would need to be addressed by the LDF</i>