

Site Reference:	85	Site Location:	Hartington Tip
Ward:	Barrow Hill & New Whittington	Greenfield /Brownfield:	Brownfield
Site Size (ha):	14.93	Grid Reference:	SK 42919 75581
Location:	<i>Outside Settlement</i>	Agricultural Land Use Classification:	Primary - 3 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:		Slag Heap Tip	
Surrounding Land Use:		Railway, Landfill Site, Hartington Industrial Estate, River Rother and Open Land	

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Yes sloped in places</i>
Location of any pylons:	<i>None</i>
Access:	<i>Poor at present re: railway and waterway. Staveley Northern Link Rd. Soon to be built close by. East of the site. 30% of the total site falls within the boundaries of Environment Agency's Flood Zone 3 (July 2008), 40% of the site falls within the boundaries of Environment Agency's Flood Zone 2(Sept 2007)</i>
Flood Risk:	<i>FALLS WITHIN STAVELEY MAJOR HAZARD CONSULTATION ZONE</i>
Hazardous Risks:	<i>None known</i>
Pollution:	<i>1980-1999 Probable spoil. 1960-1979 Works. 1940-1959 Railway Sidings. 1930-1939 Railway Tracks and Land</i>
Possible contamination from past land use:	<i>None known</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:	<i>None known</i>
Local Nature Reserves:	<i>None known</i>	Registered 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: **70%**
Potential number of dwellings: **313.53**
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)

False

Availability:
Availability
Comments:
Suitability:
Suitability
Comments:
Deliverability:
Deliverability
Comments:

*Uncertain
Land owner may be willing to develop
Not suitable
Relatively inaccessible and potentially contaminated site on edge of industrial area not well related to residential area
highly unlikely
unlikely to be a popular site; significant abnormalities , may not be deliverable*

Why?
Conclusion

Unsuitable environment for housing