

<b>Site Reference:</b>	<b>92</b>	<b>Site Location:</b>	<b><i>Burnbridge Road</i></b>
<b>Ward:</b>	<b><i>Barrow Hill &amp; New Whittington</i></b>	<b>Greenfield /Brownfield:</b>	<b><i>Greenfield</i></b>
<b>Site Size (ha):</b>	<b>2.294</b>	<b>Grid Reference:</b>	<b><i>SK 38973 74752</i></b>
<b>Location:</b>	<b><i>Edge of Settlement</i></b>	<b>Agricultural Land Use Classification:</b>	Primary - 7 Secondary: 4 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
<b>Current Land Uses:</b>		<b>Open Land / Stable</b>	
<b>Surrounding Land Use:</b>		<b>Allotment Gardens, Residential, Sewage Works, Station Lane Industrial Estate</b>	

### **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>No Direct Vehicular Access into site. Potential for access of Burnbridge Road</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>None known</i>
<b>Accession Composite total:</b>	<i>Within 20 minutes</i>

### **Environmental Designations**

<b>Local Wildlife sites:</b>	<i>CH061 - Brearley Park Meadows 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>None known</i>
<b>Local Nature Reserves:</b>	<i>Adjoins Brearley Wetlands Local Nature Reserve</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>
<b>Site identified through Call for Sites?</b>			

Density: **30**  
Gross to net calculation: **90%**  
Potential number of dwellings: **61.938**  
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:

*Available pre 2016  
Land owner may be willing to develop*

Suitability  
Comments:

*Not currently Suitable  
Substantial site adjacent to local nature reserve, allotment site and sewage treatment works. Some issues relating to STW which could make acceptable living environment*

Deliverability:  
Deliverability  
Comments:

*highly unlikely  
likely to be a popular site; no specific abnormalities, deliverable within 5 years*

Why?

Conclusion

*Significant policy constraint unlikely to be removed in foreseeable future*