

Site Reference:	<b>10</b>	Site Location:	<b>Handley Wood Farm, Land East of</b>
Ward:	<b>Barrow Hill &amp; New Whittington</b>	Greenfield /Brownfield:	<b>Greenfield</b>
Site Size (ha):	<b>1.37</b>	Grid Reference:	<b>SK 41128 75310</b>
Location:	<i>Outside Settlement</i>	Agricultural Land Use Classification:	Primary - 7 Secondary: 3 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:		Agricultural, Greenbelt	
Surrounding Land Use:		Railway, Playing Fields, Barrow Museum	

**Possible Constraints**

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>None</i>
Location of any pylons:	<i>None</i>
Access:	<i>Good, from 'B' road</i>
Flood Risk:	<i>50% of the site falls within the boundaries of Environment Agency's Flood Zone 2 and 3 (Sept 2007)</i>
Hazardous Risks:	<i>FALLS WITHIN STAVELEY MAJOR HAZARD CONSULTATION ZONE</i>
Pollution:	<i>None known</i>
Possible contamination from past land use:	<i>None known</i>
Ground conditions:	<i>None known</i>
Accession Composite total:	<i>Within 30 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: Registered	<i>None known</i>
Local Nature Reserves:	<i>None known</i>	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: **90%**  
Potential number of dwellings: **36.99**  
Potential number of dwellings (suitable sites): **37**

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:

*Available now*

Availability

*Land owner has put site forward for development*

Comments:

Suitability:

*Not suitable*

Suitability

*Site is within Green Belt and efficient development would not preserve its  
openness*

Comments:

Deliverability:

*possible*

Deliverability

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

Comments:

Why?

Conclusion

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