

<b>Site Reference:</b>	<b>133</b>	<b>Site Location:</b>	<b>Devonshire Cottages, Barrow Hill</b>
<b>Ward:</b>	<b>Barrow Hill &amp; New Whittington</b>	<b>Greenfield /Brownfield:</b>	<b>Brownfield</b>
<b>Site Size (ha):</b>	<b>5.814</b>	<b>Grid Reference:</b>	<b>SK 41984 75251</b>
<b>Location:</b>	<i>Edge of Settlement</i>	<b>Agricultural Land Use Classification:</b>	Primary - 7 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
<b>Current Land Uses:</b>			Sports pitch, Possible mineral waste site
<b>Surrounding Land Use:</b>			Mineral Railway, Railway, Church, Residential

**Possible Constraints**

<b>Greenbelt:</b>	<i>NO</i>
<b>Steep Slopes:</b>	<i>undulating, lots of slopes, also some flat areas</i>
<b>Location of any pylons:</b>	<i>None</i>
<b>Access:</b>	<i>Current access taken from Station Road and Cavendish Road - 30 mph, close to bus route.</i>
<b>Flood Risk:</b>	<i>None - Flood Zone 1 (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>-1900 Railway. 1901-1929 Railway 1930-1939 Railway. 1940-1959 Railway Track. 1960-1979 Possible Graveyard, Railway Tracks and Land. 1980-1999 Possible Graveyard, Railway Tracks and Land</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:</b>	<i>None known</i>
<b>Local Nature Reserves:</b>	<i>None known</i>	<b>Registered Historic Parks and Gardens:</b>	<i>None identified</i>
<b>Listed Buildings:</b>	<i>1,2 &amp; 3 Cavendish Place, Barrow Hill, Staveley opposite site</i>	<b>Conservation Areas:</b>	<i>Part of site within Barrow Hill Cons Area</i>

Site identified through Call for Sites?

Density: **30**  
Gross to net calculation: **90%**  
Potential number of dwellings: **156.98**  
Potential number of dwellings (suitable sites): **157**

Potential delivery of dwellings:

*Windfall -  
Potential 5 Year Supply -  
Potential additions to 5 year supply -  
Developable Year 6-10 - **157**  
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 agreed to cooperate with master planning exercise and likely to be willing to develop  
Not currently Suitable  
Site is situated between two railway lines. Not well related to existing development  
Highly unlikely  
likely to be a reasonable site; some abnormals , deliverable within first phase*

Why?  
Conclusion