

<b>Site Reference:</b>	<b>147</b>	<b>Site Location:</b>	<b>Middle Farm, Duckmanton</b>
<b>Ward:</b>	<b>Hollingwood &amp; Inkersall</b>	<b>Greenfield /Brownfield:</b>	<b>Greenfield</b>
<b>Site Size (ha):</b>	<b>1.35</b>	<b>Grid Reference:</b>	<b>SK 44298 72059</b>
<b>Location:</b>	<i>Edge of Settlement</i>	<b>Agricultural Land Use Classification:</b>	Primary - 4 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
<b>Current Land Uses:</b>		<b>Farm</b>	
<b>Surrounding Land Use:</b>		<b>Open Land and Countryside and Residential</b>	

**Possible Constraints**

<b>Greenbelt:</b>	<i>NO</i>
<b>Steep Slopes:</b>	<i>GENTLE SLOPE</i>
<b>Location of any pylons:</b>	<i>None</i>
<b>Access:</b>	<i>30MPH SURROUNDING. ACCESS COULD COME FROM OLD PEVERIL ROAD/RECTORY ROAD</i>
<b>Flood Risk:</b>	<i>None - Flood Zone 1 (July 2008)</i>
<b>Hazardous Risks:</b>	<i>FALLS WITHIN COALITE MAJOR HAZARD CONSULTATION ZONE</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 30 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: Registered</b>	<i>None known</i>
<b>Local Nature Reserves:</b>	<i>None known</i>	<b>Historic Parks and Gardens:</b>	<i>None identified</i>
<b>Listed Buildings:</b>	<i>Poplar farmhouse, Rectory Road within site</i>	<b>Conservation Areas:</b>	<i>None identified</i>

Site identified through Call for Sites?

Density: **30**  
Gross to net calculation: **100%**  
Potential number of dwellings: **40**  
Potential number of dwellings (suitable sites): **40**

Potential delivery of dwellings:

*Windfall -  
Potential 5 Year Supply -  
Potential additions to 5 year supply -  
Developable Year 6-10 - **40**  
Developable Year 11-15 -  
Developable Year 16+ -*

Replacement CBC  
Local Plan  
compatibility? *False*  
Potential number of  
dwellings (suitable  
sites and RCBLP  
compliant)

Availability: *Available now*  
Availability  
Comments: *Land owner has put forward a potential housing development*  
Suitability: *Yes but policy constraints*  
Suitability  
Comments: *Two complexes of farm buildings on edge of village*  
Deliverability: *possible*  
Deliverability  
Comments: *likely to be a popular site; no specific abnormalities , deliverable within 5 years*

Why?  
Conclusion *Significant policy constraint which would need to be addressed by the LDF*