

Site Reference:	148	Site Location:	Inkersall Green Road- Dumbles & Green Acres
Ward:	Middlecroft & Poolsbrook	Greenfield /Brownfield:	Brownfield
Site Size (ha):	1.348	Grid Reference:	SK 41951 73574
Location:	<i>In Settlement</i>	Agricultural Land Use Classification:	Primary - 4 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:			Residential and Back Gardens
Surrounding Land Use:			Residential and Open Land and Countryside

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>SLOPE FROM EAST TO WEST</i>
Location of any pylons:	<i>None</i>
Access:	<i>GOOD.30MPH</i>
Flood Risk:	<i>None - Flood Zone 1 (July 2008)</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 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: 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: **36.4**
Potential number of dwellings (suitable sites): **36**

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+ - **36***

Replacement CBC Local Plan compatibility?	<i>True</i>
Potential number of dwellings (suitable sites and RCBLP compliant)	36
Availability:	<i>Uncertain</i>
Availability Comments:	<i>Multiple ownerships</i>
Suitability:	<i>Suitable</i>
Suitability Comments:	<i>Dwellings within large plots. Site has potential for more efficient use</i>
Deliverability:	<i>possible</i>
Deliverability Comments:	<i>likely to be a popular site; no specific abnormalities, deliverable within 5 years</i>
Why?	
Conclusion	<i>Potentially suitable in longer term</i>