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|------------------------------|------------------------------------|---------------------------------------|---|
| Site Reference: | 150 | Site Location: | Springwell Park Drive, Inkersall Green |
| Ward: | Hollingwood & Inkersall | Greenfield /Brownfield: | Greenfield |
| Site Size (ha): | 0.317 | Grid Reference: | SK 42226 73132 |
| Location: | <i>In Settlement</i> | Agricultural Land Use Classification: | Primary - 7 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area |
| Current Land Uses: | | Playing Fields | |
| Surrounding Land Use: | | Residential, Playing Fields and | Staveley Inkersall Primary School, |

Possible Constraints

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|---|---|
| Greenbelt: | <i>NO</i> |
| Steep Slopes: | <i>GRADUAL SLOPE</i> |
| Location of any pylons: | <i>None</i> |
| Access: | <i>GOOD, INKERSALL GREEN ROAD</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

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|-------------------------------|------------------------|--|------------------------|
| 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: **100%**
Potential number of dwellings: **9.51**
Potential number of dwellings (suitable sites): **10**

Potential delivery of dwellings:

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

| | |
|--|---|
| Replacement CBC Local Plan compatibility? Potential number of dwellings (suitable sites and RCBLP compliant) | <i>False</i> |
| Availability: | <i>Available pre 2016</i> |
| Availability Comments: | <i>Land owner may be willing to develop</i> |
| Suitability: | <i>Yes but policy constraints</i> |
| Suitability Comments: | <i>Part of larger open space within a residential area which is potentially surplus to requirements</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>Significant policy constraint which would need to be addressed by the LDF</i> |