

Site Reference:	155	Site Location:	The Grove South, Poolsbrook
Ward:	Middlecroft & Poolsbrook	Greenfield /Brownfield:	Greenfield
Site Size (ha):	0.9	Grid Reference:	SK 44331 73661
Location:	<i>Edge of Settlement</i>	Agricultural Land Use Classification:	Primary - 4 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:		Rest-a-While Centre (Rest Room) and Open Land and Countryside	
Surrounding Land Use:		Residential, Open Land and Countryside	

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Flat</i>
Location of any pylons:	<i>None</i>
Access:	<i>Good possible access points from either The Grove or Staveley Road 30 mph.</i>
Flood Risk:	<i>Very small tip to the south of the site falls within the boundaries of Environment Agency's Flood Zone 2. (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>1930-1939 Sewage tank (covered). 1940-1959 Sewage Tank (covered)</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: **24.3**
Potential number of dwellings (suitable sites): **24**

Potential delivery of dwellings:

*Windfall -
Potential 5 Year Supply -
Potential additions to 5 year supply -
Developable Year 6-10 - **24**
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>Uncertain</i>
Availability Comments:	<i>Land owner may be willing to develop</i>
Suitability:	<i>Yes but policy constraints</i>
Suitability Comments:	<i>open area on edge of village. Partially covered by woodland</i>
Deliverability:	<i>Highly unlikely</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>