

Site Reference:	<b>159</b>	Site Location:	<b>South Street North</b>
Ward:	<b>Barrow Hill &amp; New Whittington</b>	Greenfield /Brownfield:	<b>Brownfield</b>
Site Size (ha):	<b>1.824</b>	Grid Reference:	<b>SK 39976 75015</b>
Location:	<i>Edge of Settlement</i>	Agricultural Land Use Classification:	Primary - 7 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:		Works Sites	
Surrounding Land Use:		Railway, Residential, River Rother, Open Land and Countryside	

**Possible Constraints**

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>YES, DOWN FROM ROAD</i>
Location of any pylons:	<i>None</i>
Access:	<i>NARROW SIDE ROADS</i>
Flood Risk:	<i>A very small portion to the south of the site falls within the boundaries of Environment Agency's Flood Zone 2 and 3 (Sept 2007)</i>
Hazardous Risks:	<i>None known</i>
Pollution:	<i>None known</i>
Possible contamination from past land use:	<i>1980-1999 Works. 1960-1979 Engineering Works Railway Track and sidings. 1940-1959 Railway. 1930-1939 Railway. 1901-1929 Railway Land, Wagon Works. -1900 Clay Pit, Steel Works</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: **49.25**  
Potential number of dwellings (suitable sites): **49**

Potential delivery of dwellings:

*Windfall -  
Potential 5 Year Supply -  
Potential additions to 5 year supply -  
Developable Year 6-10 - **49**  
Developable Year 11-15 -  
Developable Year 16+ -*

Replacement CBC Local Plan compatibility?	<i>False</i>
Potential number of dwellings (suitable sites and RCBLP compliant)	<b>49</b>
Availability:	<i>Uncertain</i>
Availability Comments:	<i>Land owner has put forward a potential housing development in the past</i>
Suitability:	<i>Yes but policy constraints</i>
Suitability Comments:	<i>Large area of lower rent business premises on edge of high density residential area. Issues of HGV intrusion have arisen in relation to the residential area in the past</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>Potentially suitable in longer term</i>