

Site Reference:	168	Site Location:	Land Opposite The Oakes
Ward:	Hollingwood & Inkersall	Greenfield /Brownfield:	Greenfield
Site Size (ha):	0.308	Grid Reference:	SK 44659 72502
Location:	<i>Outside Settlement</i>	Agricultural Land Use Classification:	Primary - 4 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:			Open Land and Countryside
Surrounding Land Use:			Open Land and Countryside, M1 and Dwelling known as The Oakes

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>GENTLE</i>
Location of any pylons:	<i>None</i>
Access:	<i>50MPH ERIN ROAD OR PRIVATE DRIVE</i>
Flood Risk:	<i>None - Flood Zone 1 (July 2008)</i>
Hazardous Risks:	<i>FALLS WITHIN COALITE 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: Conservation Areas:	<i>None identified</i>
Listed Buildings:	<i>None identified</i>		<i>None identified</i>

Site identified through Call for Sites?

Density: **30**
Gross to net calculation: **100%**
Potential number of dwellings: **9.24**
Potential number of dwellings (suitable sites): **9**

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+ -*

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

False

Availability:

Available now

Availability

Land owner seeking permission to develop

Comments:

Suitability:

Not Suitable

Suitability

*small area of land associated with farm buildings situated between the
Poolsbrook to Duckmanton link road and the M1. Noise issues likely to make
creation of good living environment difficult*

Comments:

Deliverability:

Highly unlikely

Deliverability

likely to be a popular site; no specific abnormalities , deliverable within 5 years

Comments:

Why?

Conclusion

Site below size threshold