

Site Reference:	173	Site Location:	Land off Calow Lane
Ward:	Hasland	Greenfield /Brownfield:	Greenfield
Site Size (ha):	6.999	Grid Reference:	SK 40297 69704
Location:	<i>Edge of Settlement</i>	Agricultural Land Use Classification:	Primary - 4 Secondary: 7 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:		Open Land and Countryside, Calow Brook	
Surrounding Land Use:		Residential , A617, Residential, Open Land and Countryside	

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>FLAT</i>
Location of any pylons:	<i>PYLON RUNS ALONGSIDE THE SITE</i>
Access:	<i>40 MPH OFF CALOW LANE</i>
Flood Risk:	<i>20 % of the site falls within the boundaries of Environment Agency's Flood Zone 2 and 3 (July 2008)</i>
Hazardous Risks:	<i>None known</i>
Pollution:	<i>None known</i>
Possible contamination from past land use:	<i>None known</i>
Ground conditions:	<i>Site falls on former Opencast site</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: **80%**
Potential number of dwellings: **167.98**
Potential number of dwellings (suitable sites): **168**

Potential delivery of dwellings:

*Windfall -
Potential 5 Year Supply -
Potential additions to 5 year supply -
Developable Year 6-10 - **168**
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 now</i>
Availability Comments:	<i>Land owner willing to develop</i>
Suitability:	<i>Yes but significant policy constraints</i>
Suitability Comments:	<i>significant intrusion into large area of open countryside adjacent to major traffic route and realigned Spital Brook. Part of the site subject to flood risk possible</i>
Deliverability:	
Deliverability Comments:	<i>likely to be a popular site; no specific abnormalities , deliverable within 5 years</i>
Why?	
Conclusion	<i>Significant policy constraint unlikely to be removed in foreseeable future</i>