

Site Reference:	188	Site Location:	Milton Place
Ward:	Lowgates & Woodthorpe	Greenfield /Brownfield:	Brownfield
Site Size (ha):	1.588	Grid Reference:	SK 44009 74401
Location:	<i>Outside Settlement</i>	Agricultural Land Use Classification:	Primary - 4 Secondary: 7 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:		Open Countryside	
Surrounding Land Use:			

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>UNDULATING</i>
Location of any pylons:	<i>None</i>
Access:	<i>Poor access, potential to make better tip of the site falls and borders the boundaries of Environment Agency's Flood Zone 2 and 3 (July 2008)</i>
Flood Risk:	<i>FALLS WITHIN STAVELEY MAJOR HAZARD CONSULTATION ZONE</i>
Hazardous Risks:	<i>None known</i>
Pollution:	<i>1901-1929 Sewage works. 1930-1939 Sewage Works, Sewage Tank (disused). 1940-1959 Sewage Tank (disused). 1960-1979 Slurry Pond</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:	<i>None known</i>
Local Nature Reserves:	<i>None known</i>	Registered 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: **42.88**
Potential number of dwellings (suitable sites): **43**

Potential delivery of dwellings:

*Windfall -
Potential 5 Year Supply -
Potential additions to 5 year supply -
Developable Year 6-10 - **43**
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 not be willing to develop</i>
Suitability:	<i>Yes but significant policy constraints</i>
Suitability Comments:	<i>Large area of reclaimed land. Poor access.</i>
Deliverability:	<i>possible</i>
Deliverability Comments:	<i>likely to be a popular site; no specific abnormals , deliverable within 5 years</i>
Why?	
Conclusion	<i>Significant policy constraint unlikely to be removed in foreseeable future</i>