

Site Reference:	201	Site Location:	Station Road Allotments, Barrow Hill
Ward:	Barrow Hill & New Whittington	Greenfield /Brownfield:	Greenfield
Site Size (ha):	4.668	Grid Reference:	SK 42122 75581
Location:	<i>Edge of Settlement</i>	Agricultural Land Use Classification:	Primary - 3 Secondary: 7 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:		Allotment site	
Surrounding Land Use:			

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>None</i>
Location of any pylons:	<i>None</i>
Access:	<i>30MPH - 60MPH BUS ROUTE</i>
Flood Risk:	<i>None - Flood Zone 1 (July 2008)</i>
Hazardous Risks:	<i>FALLS WITHIN STAVELEY MAJOR HAZARD CONSULTATION ZONE</i>
Pollution:	<i>None known</i>
Possible contamination from past land use:	<i>1960-1979 Possible Graveyard. 1980-1999 Possible Graveyard. -1900 Old Cly Pit, Brick Yard</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>Adjoins Barrow Hill Conservation Area</i>
Site identified through Call for Sites?	<i>True</i>		

Density: **30**
Gross to net calculation: **90%**
Potential number of dwellings: **126.03**
Potential number of dwellings (suitable sites): **126**

Potential delivery of dwellings:	<i>Windfall - Potential 5 Year Supply - Potential additions to 5 year supply - Developable Year 6-10 - 100 Developable Year 11-15 - 26 Developable Year 16+ -</i>
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Replacement CBC Local Plan compatibility? Potential number of dwellings (suitable sites and RCBLP compliant)	<i>False</i>
Availability:	<i>Uncertain</i>
Availability Comments:	<i>Part of site put forward by owner. Other owner may be willing to develop</i>
Suitability:	<i>Yes but policy constraints</i>
Suitability Comments:	<i>area of open space including play area, sports field and allotments</i>
Deliverability:	<i>possible</i>
Deliverability Comments:	<i>likely to be a popular site; no specific abnormalities , deliverable within 5 years</i>
Why?	<i>owner willing to develop part of site</i>
Conclusion	<i>Significant policy constraint which would need to be addressed by the LDF</i>