

<b>Site Reference:</b>	<b>206</b>	<b>Site Location:</b>	<b>Ashgate Plantation</b>
<b>Ward:</b>	<b>Linacre</b>	<b>Greenfield /Brownfield:</b>	<b>Greenfield</b>
<b>Site Size (ha):</b>	<b>16.024</b>	<b>Grid Reference:</b>	<b>SK 35590 71801</b>
<b>Location:</b>	<i>Edge of Settlement</i>	<b>Agricultural Land Use Classification:</b>	Primary - 4 Secondary: 7 3 = Good-Moderate, 4 = Poor , 7 = Urban Area

Current Land Uses:  
Surrounding Land Use:

**Possible Constraints**

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Flat</i>
Location of any pylons:	<i>None</i>
Access:	<i>30/40 MPH</i>
Flood Risk:	<i>None - Flood Zone 1 (July 2008)</i>
Hazardous Risks:	<i>None known</i>
Pollution:	<i>None known</i>
Possible contamination from past land use:	<i>-1900 Saw Pit, Coal Pit</i>
Ground conditions:	<i>None known</i>
Accession Composite total:	<i>Within 20 minutes</i>

**Environmental Designations**

Local Wildlife sites:	<i>CH053 - Ashgate Plantation</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?	<i>True</i>		

Density: **30**  
Gross to net calculation: **70%**  
Potential number of dwellings: **336.5**  
Potential number of dwellings (suitable sites):

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?	<i>False</i>
Potential number of dwellings (suitable sites and RCBLP compliant)	<b><i>Owner's agent unable to estimate number of dwellings but large retention of woodland suggested</i></b>
Availability:	<i>Available now</i>
Availability Comments:	<i>land owner may be willing to develop</i>
Suitability:	<i>Not suitable</i>
Suitability Comments:	<i>Local site of Nature conservation interest</i>
Deliverability:	<i>Highly unlikely</i>
Deliverability Comments:	<i>likely to be a very popular site; some abnormalities relating to former mine workings, deliverable within 5 years</i>
Why?	
Conclusion	<i>Significant policy constraint unlikely to be removed in foreseeable future</i>