

Site Reference:	208	Site Location:	<i>Newbold Road South, Upper Newbold</i>
Ward:	<i>Linacre</i>	Greenfield /Brownfield:	<i>Greenfield</i>
Site Size (ha):	9.879	Grid Reference:	<i>SK 35326 73293</i>
Location:	<i>Outside Settlement</i>	Agricultural Land Use Classification:	Primary - 3 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:		Greenbelt	
Surrounding Land Use:			

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>GENTLE ROLLING SLOPE</i>
Location of any pylons:	<i>None</i>
Access:	<i>FROM 40MPH NEWBOLD ROAD</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>None known</i>
Ground conditions:	<i>Site falls within former Common End 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?	<i>True</i>		

Density: **30**
Gross to net calculation: **80%**
Potential number of dwellings: **237.1**
Potential number of dwellings (suitable sites):

Potential delivery of dwellings:	<i>Windfall - Potential 5 Year Supply - Potential additions to 5 year supply - Developable Year 6-10 - Developable Year 11-15 - Developable Year 16+ -</i>
---	--

Replacement CBC
Local Plan
compatibility? *False*
Potential number of
dwellings (suitable
sites and RCBLP
compliant) ***developer estimates 100% site at 31/ha***

Availability: *Available now*
Availability
Comments: *Land owner has put site forward for development*
Suitability: *Not suitable*
Suitability
Comments: *Site is within the Green Belt*
Deliverability: *Highly unlikely*
Deliverability
Comments: *likely to be a very popular site; no specific abnormalities, deliverable within 5 years*

Why?
Conclusion *Significant policy constraint unlikely to be removed in foreseeable future*