

Site Reference:	219	Site Location:	Land South of Worksop
Ward:	Lowgates & Woodthorpe	Greenfield /Brownfield:	Greenfield
Site Size (ha):	17.13	Grid Reference:	SK 45249 75263
Location:	<i>Edge of Settlement</i>	Agricultural Land Use Classification:	Primary - 4 Secondary: 3 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:		Farmland - Agricultural	
Surrounding Land Use:		Community Garden , some residential	

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Slopes from north to south</i>
Location of any pylons:	<i>None</i>
Access:	<i>Access could come from east of the site from Bolsover Road 50 mph. No possible access from north of site due to current residential use and community garden</i>
Flood Risk:	<i>None - Flood Zone 1 (July 2008)</i>
Hazardous Risks:	<i>Part of the site falls within STAVELEY MAJOR HAZARD CONSULTATION ZONE</i>
Pollution:	<i>None known</i>
Possible contamination from past land use:	<i>None known</i>
Ground conditions:	<i>Site of former Mastin Moor 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:	<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: **70%**
Potential number of dwellings: **359.73**
Potential number of dwellings (suitable sites): **360**

Potential delivery of dwellings:

*Windfall -
Potential 5 Year Supply -
Potential additions to 5 year supply -
Developable Year 6-10 - **175**
Developable Year 11-15 - **185**
Developable Year 16+ -*

Replacement CBC
Local Plan
compatibility?
Potential number of
dwellings (suitable
sites and RCBLP
compliant)

Availability:

Available now

Availability

land owner may be willing to develop

Comments:

Suitability:

Yes but policy constraints

Suitability

Agricultural land adjacent to major transport route. Not well related to existing residential area. Around a kilometre away from strategic employment site

Comments:

possible

Deliverability:

likely to be a very popular site; no specific abnormalities, deliverable within 5

Deliverability

years and in subsequent phases

Comments:

Why?

Conclusion

Significant policy constraint which would need to be addressed by the LDF