

Site Reference:	222	Site Location:	Land North of Tom Lane
Ward:	Hollingwood & Inkersall	Greenfield /Brownfield:	Greenfield
Site Size (ha):	17.89	Grid Reference:	SK 43564 72360
Location:	<i>Outside Settlement</i>	Agricultural Land Use Classification:	Primary - 4 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:		Access Point of Opencast site	
Surrounding Land Use:		Opencast, Open Land and Countryside and Pools Brook	

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Yes Rolling Hills</i>
Location of any pylons:	<i>None</i>
Access:	<i>Good Private access point from Tom Lane - 30 mph. Currently used by large HGV Vehicles</i>
Flood Risk:	<i>Part of the South-West of the site 5% falls within the Environment Agency's Flood Zone 2 and 3 (July 2008)</i>
Hazardous Risks:	<i>None known</i>
Pollution:	<i>None known</i>
Possible contamination from past land use:	<i>1980-1999 OPENCAST WORKINGS</i>
Ground conditions:	<i>Site of former Tom Lane Opencast Site</i>
Accession Composite total:	<i>Within 30 minutes</i>

Environmental Designations

Local Wildlife sites:	<i>adjoins CH010 - Ireland Wildlife Area</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?

Density: **30**
Gross to net calculation: **70%**
Potential number of dwellings: **375.69**
Potential number of dwellings (suitable sites): **376**

Potential delivery of dwellings:

*Windfall -
Potential 5 Year Supply -
Potential additions to 5 year supply -
Developable Year 6-10 - **175**
Developable Year 11-15 - **201**
Developable Year 16+ -*

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

Availability:	<i>Available now</i>
Availability Comments:	<i>land owner may be willing to develop</i>
Suitability:	<i>Yes but policy constraints</i>
Suitability Comments:	<i>Agricultural land near to major transport route. Not well related to existing residential area. Within a kilometre of strategic employment site</i>
Deliverability:	<i>possible</i>
Deliverability Comments:	<i>likely to be a very popular site; no specific abnormalities, deliverable within 5 years and in subsequent phases</i>
Why?	
Conclusion	<i>Significant policy constraint which would need to be addressed by the LDF</i>