

Site Reference:	223	Site Location:	Land South of Tom Lane
Ward:	Hollingwood & Inkersall	Greenfield /Brownfield:	Greenfield
Site Size (ha):	39.39	Grid Reference:	SK 43856 71964
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:			Farmland and Agriculture
Surrounding Land Use:			Open Land and Countryside

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>None Flat</i>
Location of any pylons:	<i>None</i>
Access:	<i>Off Tom Lane 30 mph</i>
Flood Risk:	<i>West of the site 5% falls within the Environment Agency's Flood Zone 2 and 3 (July 2008)</i>
Hazardous Risks:	<i>Part of the site within COALITE MAJOR HAZARD CONSULTATION ZONE</i>
Pollution:	<i>None known</i>
Possible contamination from past land use:	<i>1960-1979 ACTIVE WORKINGS</i>
Ground conditions:	<i>Site of former Blue Lodge, Tom Lane and Arkwright Arms Opencast sites</i>
Accession Composite total:	<i>Within 30 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?

Density: **30**
Gross to net calculation: **70%**
Potential number of dwellings: **827.19**
Potential number of dwellings (suitable sites): **827**

Potential delivery of dwellings:

*Windfall -
Potential 5 Year Supply -
Potential additions to 5 year supply -
Developable Year 6-10 - **175**
Developable Year 11-15 - **175**
Developable Year 16+ - **477***

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 near to major transport route. Not well related to existing*
Comments: *residential area. Within a kilometre of strategic employment site*
Deliverability: *possible*
Deliverability *likely to be a very popular site; no specific abnormalities, deliverable within 5*
Comments: *years and in subsequent phases*

Why?

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