

<b>Site Reference:</b>	<b>225</b>	<b>Site Location:</b>	<b><i>Pump House Farm Woodthorpe</i></b>
<b>Ward:</b>	<b><i>Lowgates &amp; Woodthorpe</i></b>	<b>Greenfield /Brownfield:</b>	<b><i>Greenfield</i></b>
<b>Site Size (ha):</b>	<b><i>1.59</i></b>	<b>Grid Reference:</b>	<b><i>SK 45166 75001</i></b>
<b>Location:</b>	<b><i>Edge of Settlement</i></b>	<b>Agricultural Land Use Classification:</b>	<b>Primary - 4 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area</b>
<b>Current Land Uses:</b>		<b>Farmhouse and Agriculture</b>	
<b>Surrounding Land Use:</b>		<b>Farmland and Agriculture</b>	

**Possible Constraints**

<b>Greenbelt:</b>	<i>NO</i>
<b>Steep Slopes:</b>	<i>Flat surrounded by slopes</i>
<b>Location of any pylons:</b>	<i>None</i>
<b>Access:</b>	<i>Access would be possible to come from the The Paddocks and Norbriggs Road 30 mph</i>
<b>Flood Risk:</b>	<i>None - Flood Zone 1 (July 2008)</i>
<b>Hazardous Risks:</b>	<i>None known</i>
<b>Pollution:</b>	<i>None known</i>
<b>Possible contamination from past land use:</b>	<i>1960-1979 ACTIVE WORKINGS</i>
<b>Ground conditions:</b>	<i>None known</i>
<b>Accession Composite total:</b>	<i>Within 20 minutes</i>

**Environmental Designations**

<b>Local Wildlife sites:</b>	<i>None known</i>	<b>Sites of Special Scientific Interest (SSSIs):</b>	<i>None known</i>
<b>Protected Trees:</b>	<i>NONE</i>	<b>Ancient Woodland: Registered</b>	<i>None known</i>
<b>Local Nature Reserves:</b>	<i>None known</i>	<b>Historic Parks and Gardens:</b>	<i>None identified</i>
<b>Listed Buildings:</b>	<i>None identified</i>	<b>Conservation Areas:</b>	<i>None identified</i>

Site identified through Call for Sites?

Density: **30**  
Gross to net calculation: **70%**  
Potential number of dwellings: **33.39**  
Potential number of dwellings (suitable sites): **33**

Potential delivery of dwellings:

*Windfall -  
Potential 5 Year Supply -  
Potential additions to 5 year supply -  
Developable Year 6-10 - **33**  
Developable Year 11-15 -  
Developable Year 16+ -*

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

Availability: *Available now*

Availability

Comments:

Suitability: *Yes but policy constraints*

Suitability

Comments:

Deliverability:

Deliverability

Comments:

Why?

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