

Site Reference:	233	Site Location:	Land at Gate Inn, Mastin Moor
Ward:	Lowgates & Woodthorpe	Greenfield /Brownfield:	Brownfield
Site Size (ha):	0.43	Grid Reference:	SK 45428 75602
Location:	<i>In Settlement</i>	Agricultural Land Use Classification:	Primary - 3 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:		Derlict land	
Surrounding Land Use:		Allotment Gardens, Bolsover and Worksop Rd	

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Relatively flat</i>
Location of any pylons:	<i>None</i>
Access:	<i>Access would be possible from Worksop Road, though there would be traffic considerations (major A 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>None known</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?

Density:
Gross to net calculation:
Potential number of dwellings:
Potential number of dwellings (suitable sites): **15**

Potential delivery of dwellings:

*Windfall -
Potential 5 Year Supply -
Potential additions to 5 year supply -
Developable Year 6-10 - **15**
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: *Land owner has put site forward for development*

Suitability: *Suitable*

Suitability
Comments: *allocated site on derelict empty land*

Deliverability: *highly likely*

Deliverability
Comments: *likely to be a very popular site; no specific abnormalities, deliverable within 5 years*

Why?

Conclusion *Allocated site*