

Site Reference:	<b>238</b>	Site Location:	<b>Laurel Crescent</b>
Ward:	<b>Hollingwood &amp; Inkersall</b>	Greenfield /Brownfield:	<b>Brownfield/Greenfield</b>
Site Size (ha):	<b>0.7</b>	Grid Reference:	<b>SK41331 74251</b>
Location:	<i>In Settlement</i>	Agricultural Land Use Classification:	Primary - 7 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:		Former Garage Site	
Surrounding Land Use:			

**Possible Constraints**

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Relatively flat</i>
Location of any pylons:	<i>None</i>
Access:	<i>Access would come off Laurel Crescent</i>
Flood Risk:	<i>None - Flood Zone 1 (July 2008)</i>
Hazardous Risks:	<i>Site is within STAVELEY MAJOR HAZARD CONSULTATION ZONE</i>
Pollution:	<i>None known</i>
Possible contamination from past land use:	<i>1960-1979 Tank</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): **42**

Potential delivery of dwellings:

*Windfall -  
Potential 5 Year Supply -  
Potential additions to 5 year supply -  
Developable Year 6-10 - **42**  
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 empty cleared land*

Deliverability: *highly likely*

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

Why?

Conclusion