

Site Reference:	8	Site Location:	Handley Road, Land rear of 183-229
Ward:	Barrow Hill & New Whittington	Greenfield /Brownfield:	Brownfield
Site Size (ha):	5.229	Grid Reference:	SK 39665 76380
Location:	<i>Edge of Settlement</i>	Agricultural Land Use Classification:	Primary - 7 Secondary: 3 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:		Agriculture / Greenbelt	
Surrounding Land Use:		Residential, Woodland	

Possible Constraints

Greenbelt:	YES
Steep Slopes:	<i>Gradual slope on whole site</i>
Location of any pylons:	<i>None</i>
Access:	<i>Access would come off Handley Road down the side of 217 or 221 Handley Road unless other access point can be found.</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>-1900 Quarry near Spring Wood, 1901-1929 disturbed ground, 1960-1979 poultry farm</i>
Ground conditions:	<i>None known</i>
Accession Composite total:	<i>Within 20 minutes</i>

Environmental Designations

Local Wildlife sites:	<i>CH049 - Hudall Heap adjoins site</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: **90%**
Potential number of dwellings: **141.18**
Potential number of dwellings (suitable sites): **141**

Potential delivery of dwellings:

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

Replacement CBC Local Plan compatibility? Potential number of dwellings (suitable sites and RCBLP compliant)	<i>False</i>
Availability:	<i>Uncertain</i>
Availability Comments:	<i>Land owner has put site forward for development</i>
Suitability:	<i>Not suitable</i>
Suitability Comments:	<i>Site is within Green Belt and efficient development would not preserve its openness</i>
Deliverability:	<i>possible</i>
Deliverability Comments:	<i>likely to be a very popular site; no specific abnormalities although access needs to be improved, first phase deliverable within 5 years</i>
Why?	
Conclusion	<i>Significant policy constraint unlikely to be removed in foreseeable future</i>