

Site Reference:	<b>9</b>	Site Location:	<b>Merrians Farm, Land at</b>
Ward:	<b>Barrow Hill &amp; New Whittington</b>	Greenfield /Brownfield:	<b>Greenfield</b>
Site Size (ha):	<b>24.69</b>	Grid Reference:	<b>SK 40526 75297</b>
Location:	<i>Edge of Settlement</i>	Agricultural Land Use Classification:	Primary - 4 Secondary: 7 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:		Agriculture / Greenbelt	
Surrounding Land Use:		Railway, Residential, Greenbelt	

**Possible Constraints**

Greenbelt:	<i>YES</i>
Steep Slopes:	<i>undulating</i>
Location of any pylons:	<i>None</i>
Access:	<i>Good, from a 'B' 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>1901-1929 Railway Land, 1930-1939 Railway Track</i>
Ground conditions:	<i>Former Handley Wood Farm Opencast site</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: **30**  
Gross to net calculation: **70%**  
Potential number of dwellings: **518.49**  
Potential number of dwellings (suitable sites): **518**

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)

*False*

Availability:

*Available now*

Availability

*Land owner has put site forward for development*

Comments:

Suitability:

*Not suitable*

Suitability

*Site is within Green Belt and efficient development would not preserve its  
openness*

Comments:

Deliverability:

*possible*

Deliverability

*likely to be a very popular site; no specific abnormalities although access needs  
to be improved, first phase deliverable within 5 years*

Comments:

Why?

Conclusion

*Significant policy constraint unlikely to be removed in foreseeable future*