

<b>Site Reference:</b>	<b>17</b>	<b>Site Location:</b>	<b>Grove Road</b>
<b>Ward:</b>	<b>Brimington South</b>	<b>Greenfield /Brownfield:</b>	<b>Greenfield</b>
<b>Site Size (ha):</b>	<b>0.759</b>	<b>Grid Reference:</b>	<b>SK 40538 72174</b>
<b>Location:</b>	<i>Edge of Settlement</i>	<b>Agricultural Land Use Classification:</b>	Primary - 4 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
<b>Current Land Uses:</b>		<b>Agriculture</b>	
<b>Surrounding Land Use:</b>		<b>Residential, open land</b>	

### **Possible Constraints**

<b>Greenbelt:</b>	<i>NO</i>
<b>Steep Slopes:</b>	<i>Flatish</i>
<b>Location of any pylons:</b>	<i>None</i>
<b>Access:</b>	<i>Needs updating/improving. Just a cart track at present</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>None known</i>
<b>Ground conditions:</b>	<i>None known</i>
<b>Accession Composite total:</b>	<i>Within 30 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: Conservation Areas:</b>	<i>None identified</i>
<b>Listed Buildings:</b>	<i>None identified</i>		<i>None identified</i>

Site identified through Call for Sites?

Density: **30**  
Gross to net calculation: **90%**  
Potential number of dwellings: **20.493**  
Potential number of dwellings (suitable sites): **20**

Potential delivery of dwellings:

*Windfall -  
Potential 5 Year Supply -  
Potential additions to 5 year supply -  
Developable Year 6-10 - **20**  
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:

*Yes but significant policy constraints*

Suitability

*Site not well related to adjoining settlement*

Comments:

Deliverability:

*possible*

Deliverability

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

Comments:

*years*

Why?

Conclusion

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