Site Reference:	*18*	**Site Location:**	*Lodge Close, Brimington Common, Land East of*
Ward:	*Brimington South*	**Greenfield /Brownfield:**	*Greenfield*
Site Size (ha):	*0.96*	**Grid Reference:**	*SK 41145 71801*
Location:	*Edge of Settlement*	Agricultural Land Use Classification:	Primary - *4* Secondary: *N/A* 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:		Open Land	
Surrounding Land Use:		Agriculture, Residential and Platation	

Possible Constraints

Greenbelt: *NO*
Steep Slopes: *gradual*
Location of any pylons: *None*
Access: *Side road, good quality 30 mph*

Flood Risk: *None - Flood Zone 1 (July 2008)*

Hazardous Risks: *None known*
Pollution: *None known*
Possible contamination from past land use: *-1900 Part of site Allpits Colliery*
Ground conditions: *None known*
Accession Composite total: *Within 30 minutes*

Environmental Designations

Local Wildlife sites:	*None known*	Sites of Special Scientific Interest (SSSIs):	*None known*
Protected Trees:	*NONE*	Ancient Woodland:	*None known*
Local Nature Reserves:	*None known*	Registered Historic Parks and Gardens:	*None identified*
Listed Buildings:	*None identified*	Conservation Areas:	*None identified*

Site identified through Call for Sites?

Density: **30**
Gross to net calculation: **90%**
Potential number of dwellings: **25.92**
Potential number of dwellings (suitable sites):

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?	*False*
Potential number of dwellings (suitable sites and RCBLP compliant)	
Availability:	*Available now*
Availability Comments:	*Land owner has put site forward for development*
Suitability:	*Yes but policy constraints*
Suitability Comments:	*Part of site could form rounding off of settlement*
Deliverability:	*possible*
Deliverability Comments:	*likely to be a very popular site; no specific abnormals , deliverable within 5 years*
Why? Conclusion	*Significant policy constraint which would need to be addessed by the LDF*