

Site Reference:	94	Site Location:	north of Newbridge Lane, Brimington
Ward:	Brimington North	Greenfield /Brownfield:	Greenfield
Site Size (ha):	9.844	Grid Reference:	SK 39571 74033
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:			Open Land and Countryside (possible agricultural use)
Surrounding Land Use:			Residential, Brimington Junior School and Playing Field, Chesterfield Canal and Open Land and Countryside

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Level at top of site. Sloping down to the west</i>
Location of any pylons:	<i>None</i>
Access:	<i>Two side Roads and Newbridge Lane could be used for access on to site. (30 mph). Potential for improved access as part of strategic site.</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>None known</i>
Ground conditions:	<i>None known</i>
Accession Composite total:	<i>Within 30 minutes</i>

Environmental Designations

Local Wildlife sites:	<i>CH026 - Bluebank Pools adjoins site</i>	Sites of Special Scientific Interest (SSSIs):	<i>None known</i>
Protected Trees:	<i>4901.178</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: **80%**
Potential number of dwellings: **236.26**
Potential number of dwellings (suitable sites): **236**

Potential delivery of dwellings:

*Windfall -
Potential 5 Year Supply -
Potential additions to 5 year supply -
Developable Year 6-10 - **175**
Developable Year 11-15 - **61**
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 may be willing to develop</i>
Suitability:	<i>Yes but policy constraints</i>
Suitability Comments:	<i>Large area of agricultural land on edge of residential area. Access to rural character road would not be appropriate. Alternative access potentially unsuitable for large development. Potential for rounding off development only possible</i>
Deliverability:	
Deliverability Comments:	<i>likely to be a very popular site; no specific abnormalities, deliverable within 5 years</i>
Why? Conclusion	<i>Significant policy constraint which would need to be addressed by the LDF</i>