

<b>Site Reference:</b>	<b>96</b>	<b>Site Location:</b>	<b><i>between Damon Drive &amp; Steeping Close</i></b>
<b>Ward:</b>	<b><i>Brimington North</i></b>	<b>Greenfield /Brownfield:</b>	<b><i>Greenfield</i></b>
<b>Site Size (ha):</b>	<b><i>1.184</i></b>	<b>Grid Reference:</b>	<b><i>SK 40489 73857</i></b>
<b>Location:</b>	<b><i>In Settlement</i></b>	<b>Agricultural Land Use Classification:</b>	<b>Primary - 4 Secondary: 7 3 = Good-Moderate, 4 = Poor , 7 = Urban Area</b>
<b>Current Land Uses:</b>		<b>Playground, Open Space and some wooded areas</b>	
<b>Surrounding Land Use:</b>		<b>Residential and The Brimington Club</b>	

**Possible Constraints**

<b>Greenbelt:</b>	<b><i>NO</i></b>
<b>Steep Slopes:</b>	<b><i>Yes. Up from Peterdale to Chapel Street</i></b>
<b>Location of any pylons:</b>	<b><i>None</i></b>
<b>Access:</b>	<b><i>Via Damon Drive, Stour Close, or through trees.</i></b>
<b>Flood Risk:</b>	<b><i>None - Flood Zone 1 (July 2008)</i></b>
<b>Hazardous Risks:</b>	<b><i>None known</i></b>
<b>Pollution:</b>	<b><i>None known</i></b>
<b>Possible contamination from past land use:</b>	<b><i>None known</i></b>
<b>Ground conditions:</b>	<b><i>None known</i></b>
<b>Accession Composite total:</b>	<b><i>Within 30 minutes</i></b>

**Environmental Designations**

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

Site identified through Call for Sites?

Density: **30**  
Gross to net calculation: **90%**  
Potential number of dwellings: **31.97**  
Potential number of dwellings (suitable sites): **32**

Potential delivery of dwellings:

*Windfall -  
Potential 5 Year Supply -  
Potential additions to 5 year supply -  
Developable Year 6-10 - **32**  
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 may be willing to develop</i>
Suitability:	<i>Yes but policy constraints</i>
Suitability Comments:	<i>Large part of site has tree cover remainder is intensively used for play</i>
Deliverability:	<i>possible</i>
Deliverability Comments:	<i>likely to be a 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>