

Site Reference:	1	Site Location:	Wheeldon Mill, Land off
Ward:	Brimington South	Greenfield /Brownfield:	Greenfield
Site Size (ha):	16.64	Grid Reference:	SK 39273 73222
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 & Derelict Greyhound Stadium	
Surrounding Land Use:		Residential, Superstore, Agriculture	

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Slopes from East to West</i>
Location of any pylons:	<i>None</i>
Access:	<i>Good possible access from 40mph A Road from south of the site</i>
Flood Risk:	<i>The boundary of the northern part of the site runs alongside the boundaries of Environment Agency's Flood Zone 2 and 3 (July 2008)</i>
Hazardous Risks:	<i>None known</i>
Pollution:	<i>Part of the site is within the AQMA</i>
Possible contamination from past land use:	<i>1960-1979 Pipe Line, - 1900 Colliery (Part of Site)</i>
Ground conditions:	<i>None known</i>
Accession Composite total:	<i>Within 30 minutes</i>

Environmental Designations

Local Wildlife sites:	<i>CH064 - Chesterfield Canal adjoins site</i>	Sites of Special Scientific Interest (SSSIs):	<i>None known</i>
Protected Trees:	<i>4901.48 & 4901.190</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?	<i>True</i>		

Density: **30**
Gross to net calculation: **70%**
Potential number of dwellings: **349.44**
Potential number of dwellings (suitable sites): **349**

Potential delivery of dwellings:

*Windfall -
Potential 5 Year Supply -
Potential additions to 5 year supply -
Developable Year 6-10 - **175**
Developable Year 11-15 - **174**
Developable Year 16+ -*

Replacement CBC Local Plan compatibility? Potential number of dwellings (suitable sites and RCBLP compliant)	<i>False</i>
Availability:	<i>Available now</i>
Availability Comments:	<i>Land owner has put site forward for development</i>
Suitability:	<i>Yes but significant policy constraints</i>
Suitability Comments:	<i>Part of an area forming an important open break between Chesterfield and Brimington</i>
Deliverability:	<i>possible</i>
Deliverability Comments:	<i>likely to be a very popular site; no specific abnormalities although access needs to be improved, first phase deliverable within 5 years</i>
Why?	<i>Greenfield site part of important break between Tapton and Brimington</i>
Conclusion	<i>Significant policy constraint unlikely to be removed in foreseeable future</i>