

<b>Site Reference:</b>	<b>128</b>	<b>Site Location:</b>	<b>Ringwood Road, Caravan Sales site</b>
<b>Ward:</b>	<b>Brimington South</b>	<b>Greenfield /Brownfield:</b>	<b>Brownfield</b>
<b>Site Size (ha):</b>	<b>0.778</b>	<b>Grid Reference:</b>	<b>SK 40607 73516</b>
<b>Location:</b>	<i>In Settlement</i>	<b>Agricultural Land Use Classification:</b>	Primary - 7 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
<b>Current Land Uses:</b>		<b>Caravan Sales</b>	
<b>Surrounding Land Use:</b>		<b>Residential, Garage, Car Sales, Church, Pub</b>	

**Possible Constraints**

<b>Greenbelt:</b>	<i>NO</i>
<b>Steep Slopes:</b>	<i>None</i>
<b>Location of any pylons:</b>	<i>None</i>
<b>Access:</b>	<i>GOOD. A619. BUS ROUTE</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>Part of the site is within the AQMA</i>
<b>Possible contamination from past land use:</b>	<i>1960-1979 Garages</i>
<b>Ground conditions:</b>	<i>None known</i>
<b>Accession Composite total:</b>	<i>Within 20 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 Historic Parks and Gardens:</b>	<i>None known</i>
<b>Local Nature Reserves:</b>	<i>None known</i>	<b>Conservation Areas:</b>	<i>None identified</i>
<b>Listed Buildings:</b>	<i>Parish Church of St. Michael and All Angels, 15 High Street and Railings opposite site</i>		<i>Opposite Brimington Cons Area</i>

Site identified through Call for Sites?

Density: **40**  
Gross to net calculation: **90%**  
Potential number of dwellings: **28.008**  
Potential number of dwellings (suitable sites): **28**

Potential delivery of dwellings:

*Windfall -  
Potential 5 Year Supply -  
Potential additions to 5 year supply - 28  
Developable Year 6-10 - 28  
Developable Year 11-15 -  
Developable Year 16+ -*

Replacement CBC Local Plan compatibility?	<i>True</i>
Potential number of dwellings (suitable sites and RCBLP compliant)	<b>28</b>
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>Site within Brimington local centre and on major transport route Adjacent to public house and petrol filling station. Noise and air quality issues will restrict area which can be designed as a pleasant living environment 0.8ha Potentially Suitable as par</i>
Deliverability:	<i>possible</i>
Deliverability Comments:	<i>likely to be a popular site; some abnormalities , deliverable within 5 -10 years</i>
Why? Conclusion	<i>Potentially suitable in longer term</i>