

Site Reference:	130	Site Location:	North Brimington
Ward:	Brimington North	Greenfield /Brownfield:	
Site Size (ha):	19.68	Grid Reference:	SK 40621 74904
Location:	<i>Outside Settlement</i>	Agricultural Land Use Classification:	Primary - 7 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:		Tip and Open Land	
Surrounding Land Use:		Railway, River Rother and Chesterfield Canal	

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Fairly Flat</i>
Location of any pylons:	<i>None</i>
Access:	<i>POOR. NO ROADS.</i>
Flood Risk:	<i>Areas in the vicinity of the west and northern boundary of the site falls within the boundaries of Environment Agency's Flood Zone 2 and 3 (July 2008)</i>
Hazardous Risks:	<i>None known</i>
Pollution:	<i>None known</i>
Possible contamination from past land use:	<i>1901-1929 Silkston Colliery, Air Shaft. 1930-1939 Silkstone Colliery, disturbed ground. 1940-1959 Staveley Works (Iron), disturbed ground. 1960-1969 Railway Land and Tracks. 1980-1999 Railway Land and Track, Tip (disused), Railway sidings</i>
Ground conditions:	<i>None known</i>
Accession Composite total:	<i>Within 30 minutes</i>

Environmental Designations

Local Wildlife sites:	<i>None known</i>	Sites of Special Scientific Interest (SSSIs):	<i>None known</i>
Protected Trees:	<i>NONE</i>	Ancient Woodland:	<i>None known</i>
Local Nature Reserves:	<i>None known</i>	Registered 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: **40**
Gross to net calculation: **70%**
Potential number of dwellings: **551.04**
Potential number of dwellings (suitable sites): **551**

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? Potential number of dwellings (suitable sites and RCBLP compliant)

False

Availability:
Availability
Comments:
Suitability:
Suitability
Comments:
Deliverability:
Deliverability
Comments:

*Uncertain
Land owner agreed to cooperate with master planning exercise and likely to be willing to develop
Not currently Suitable
River Rother and Railway line to the north and CSRR to the south Strategic walking and cycling link to the west. Not well related to existing development.
Highly unlikely
likely to be a reasonable site; specific abnormalities , first phase deliverable within 5 - 10 years*

Why?

timing of development will depend on level of contamination and programme for reclamation

Conclusion

Significant policy constraint which would need to be addressed by the LDF