

Site Reference:	149	Site Location:	Manor Road & Briar View, Brimington
Ward:	Brimington South	Greenfield /Brownfield:	Greenfield
Site Size (ha):	41.51	Grid Reference:	SK 40268 72807
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, Open Land and Countryside, Cemetery and Recreation Ground

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>UNDULATING</i>
Location of any pylons:	<i>None</i>
Access:	<i>POOR. WOULD NEED NEW ROADS</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>-1900 Brimington Colliery</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: Registered	<i>None known</i>
Local Nature Reserves:	<i>None known</i>	Historic Parks and Gardens:	<i>None identified</i>
Listed Buildings:	<i>The Manor House, 76 Manor Road adjoins site</i>	Conservation Areas:	<i>None identified</i>

Site identified through Call for Sites?

Density: **30**
Gross to net calculation: **70%**
Potential number of dwellings: **871.71**
Potential number of dwellings (suitable sites): **872**

Potential delivery of dwellings:

Windfall -
Potential 5 Year Supply -
Potential additions to 5 year supply -
Developable Year 6-10 - 175
Developable Year 11-15 - 175
Developable Year 16+ - 350

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 forward a potential housing development</i>
Suitability:	<i>Yes but significant policy constraints</i>
Suitability Comments:	<i>Large areas of open countryside part adjoins the edge of Brimington and the remainder abuts a ribbon of development along a ridge Not well related to existing residential areas</i>
Deliverability:	<i>possible</i>
Deliverability Comments:	<i>likely to be a very popular site; no specific abnormalities, deliverable within 5 years</i>
Why?	
Conclusion	<i>Significant policy constraint unlikely to be removed in foreseeable future</i>