

Site Reference:	31	Site Location:	<i>Chesterfield Waterside</i>
Ward:	<i>St Helens</i>	Greenfield /Brownfield:	<i>Brownfield</i>
Site Size (ha):	<i>23.17</i>	Grid Reference:	<i>SK 38767 72109</i>
Location:	<i>In Settlement</i>	Agricultural Land Use Classification:	Primary - 7 Secondary: 4 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:		Cleared Land	
Surrounding Land Use:		A61, River Rother, Railway and Industrial sites	

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Flat</i>
Location of any pylons:	<i>None</i>
Access:	<i>'B' Road- Bus route. A61 Inner relief Road</i>
Flood Risk:	<i>The Eastern part 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>Part of the site is within the AQMA</i>
Possible contamination from past land use:	<i>-1900 Sewage Farm, Malthouse. 1901-1929 Sewage Works. 1930-1939 Railway Line. 1940-1959 Railway Line. 1960-1979 Timber Yard. 1980-1999 Timber Yard.</i>
Ground conditions:	<i>None known</i>
Accession Composite total:	<i>Within 20 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>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?	<i>True</i>		

Density: 90
Gross to net calculation: 80%
Potential number of dwellings: 1656
Potential number of dwellings (suitable sites): 1500

Potential delivery of dwellings:	<i>Windfall - Potential 5 Year Supply - 1500 Potential additions to 5 year supply - Developable Year 6-10 - Developable Year 11-15 - Developable Year 16+ -</i>
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Replacement CBC
Local Plan
compatibility?
Potential number of
dwellings (suitable
sites and RCBLP
compliant)

True

Availability:

Available now

Availability

Land owner has put site forward for development

Comments:

Suitability:

Suitable

Suitability

Part of urban area subject to masterplan well related to existing facilities

Comments:

Deliverability:

highly likely

Deliverability

likely to be a popular site; some abnormalities , first phase deliverable within 5 years

Comments:

Why?

developer wishes to develop this site with up to 1500 dwellings

Conclusion

Allocated site

Site Reference:	38	Site Location:	Saltergate Stadium Site
Ward:	Brockwell	Greenfield /Brownfield:	Brownfield
Site Size (ha):	1.851	Grid Reference:	SK 37774 71516
Location:	<i>In Settlement</i>	Agricultural Land Use Classification:	Primary - 7 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:		Football Stadium	
Surrounding Land Use:		Residential, Primary School, Social club	

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Flat, sloped at south stand down to road</i>
Location of any pylons:	<i>None</i>
Access:	<i>On all sides. 30mph</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>1930-1939 Possible graveyard site</i>
Ground conditions:	<i>None known</i>
Accession Composite total:	<i>Within 20 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>Close proximity to 123 Saltergate</i>	Conservation Areas:	<i>None identified</i>
Site identified through Call for Sites?	<i>True</i>		

Density: **50**
Gross to net calculation: **90%**
Potential number of dwellings: **100**
Potential number of dwellings (suitable sites): **100**

Potential delivery of dwellings:	<i>Windfall - Potential 5 Year Supply - 100 Potential additions to 5 year supply - Developable Year 6-10 - Developable Year 11-15 - Developable Year 16+ -</i>
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Replacement CBC Local Plan compatibility?	<i>False</i>
Potential number of dwellings (suitable sites and RCBLP compliant)	100
Availability:	<i>Available now</i>
Availability Comments:	<i>Land owner has put site forward for development</i>
Suitability:	<i>Suitable</i>
Suitability Comments:	<i>Site of relocating stadium within high density residential area</i>
Deliverability:	<i>highly likely</i>
Deliverability Comments:	<i>likely to be a popular site; some abnormals , deliverable within 5 years</i>
Why?	
Conclusion	<i>Developable site</i>

Site Reference:	94	Site Location:	north of Newbridge Lane, Brimington
Ward:	Brimington North	Greenfield /Brownfield:	Greenfield
Site Size (ha):	9.844	Grid Reference:	SK 39571 74033
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, Brimington Junior School and Playing Field, Chesterfield Canal and Open Land and Countryside

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Level at top of site. Sloping down to the west</i>
Location of any pylons:	<i>None</i>
Access:	<i>Two side Roads and Newbridge Lane could be used for access on to site. (30 mph). Potential for improved access as part of strategic site.</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>None known</i>
Ground conditions:	<i>None known</i>
Accession Composite total:	<i>Within 30 minutes</i>

Environmental Designations

Local Wildlife sites:	<i>CH026 - Bluebank Pools adjoins site</i>	Sites of Special Scientific Interest (SSSIs):	<i>None known</i>
Protected Trees:	<i>4901.178</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?

Density: **30**
Gross to net calculation: **80%**
Potential number of dwellings: **236.26**
Potential number of dwellings (suitable sites): **236**

Potential delivery of dwellings:

*Windfall -
Potential 5 Year Supply -
Potential additions to 5 year supply -
Developable Year 6-10 - **175**
Developable Year 11-15 - **61**
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 area of agricultural land on edge of residential area. Access to rural character road would not be appropriate. Alternative access potentially unsuitable for large development. Potential for rounding off development only possible</i>
Deliverability:	
Deliverability Comments:	<i>likely to be a very 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>

Site Reference:	95	Site Location:	Gregory Lane / Cow Lane
Ward:	Brimington North	Greenfield /Brownfield:	Greenfield
Site Size (ha):	3.627	Grid Reference:	SK 40056 74104
Location:	<i>Edge of Settlement</i>	Agricultural Land Use Classification:	Primary - 4 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:		Open Land and Countryside	
Surrounding Land Use:		Brimington Junior School and Playing Field, Residential, Open Land and Countryside	

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>None</i>
Location of any pylons:	<i>None</i>
Access:	<i>Roads on two sides. Bus Route closeby. Potential for improved access as part of strategic site.</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>None known</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: Conservation Areas:	<i>None identified</i>
Listed Buildings:	<i>None identified</i>		<i>None identified</i>

Site identified through Call for Sites?

Density: **30**
Gross to net calculation: **90%**
Potential number of dwellings: **97.9**
Potential number of dwellings (suitable sites): **98**

Potential delivery of dwellings:

*Windfall -
Potential 5 Year Supply -
Potential additions to 5 year supply -
Developable Year 6-10 - **98**
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>Access off walking and cycling link to Trans Pennine Trail. Potential for rounding off</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 which would need to be addressed by the LDF</i>

Site Reference:	164	Site Location:	St. Johns Farm, Woodthorpe Road
Ward:	Lowgates & Woodthorpe	Greenfield /Brownfield:	Brownfield
Site Size (ha):	0.872	Grid Reference:	SK 45021 74520
Location:	<i>Edge of Settlement</i>	Agricultural Land Use Classification:	Primary - 3 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:			Farm, Open Land and Countryside
Surrounding Land Use:			Residential, Public House, Open Land and Countryside

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>unclear, slight slope if any</i>
Location of any pylons:	<i>None</i>
Access:	<i>Access from either Woodthorpe Road/Bridle Road</i>
Flood Risk:	<i>None - Flood Zone 1 (July 2008)</i>
Hazardous Risks:	PART OF SITE FALLS WITHIN STAVELEY MAJOR HAZARD CONSULTATION ZONE
Pollution:	<i>None known</i>
Possible contamination from past land use:	<i>None known</i>
Ground conditions:	<i>None known</i>
Accession Composite total:	<i>Within 20 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>None identified</i>	Conservation Areas:	<i>None identified</i>

Site identified through Call for Sites?

Density: **30**
Gross to net calculation: **90%**
Potential number of dwellings: **23.54**
Potential number of dwellings (suitable sites): **10**

Potential delivery of dwellings:

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

Replacement CBC
Local Plan
compatibility?
Potential number of
dwellings (suitable
sites and RCBLP
compliant)

Availability: *Uncertain*

Availability
Comments: *Land owner may be willing to develop*

Suitability: *Suitable*

Suitability
Comments: *Industrial/business use in village. Potential to improve environment*

Deliverability: *possible*

Deliverability
Comments: *likely to be a very popular site; no specific abnormalities, deliverable within 5 years*

Why? *Part only*

Conclusion *Developable site*

Site Reference:	166	Site Location:	<i>Builders Yard, St Phillips Drive</i>
Ward:	<i>St Leonards</i>	Greenfield /Brownfield:	<i>Brownfield</i>
Site Size (ha):	<i>0.493</i>	Grid Reference:	<i>SK 39073 69512</i>
Location:	<i>In Settlement</i>	Agricultural Land Use Classification:	Primary - 7 Secondary: <i>N/A</i> 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:		Builders Yard and 102 Storforth Lane	
Surrounding Land Use:		Residential properties to all four boundaries and Storforth Trading Estate to west (rear of 2-56 St.Philip's Drive	

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Flat</i>
Location of any pylons:	<i>None</i>
Access:	<i>Existing access points via St. Phillips Drive and 102 Storforth Lane - 30 mph</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 Storforth Lane colliery. 1960-1979 Builder's yard</i>
Ground conditions:	<i>None known</i>
Accession Composite total:	<i>Within 20 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>None identified</i>	Conservation Areas:	<i>None identified</i>

Site identified through Call for Sites?

Density: **30**
Gross to net calculation: **100%**
Potential number of dwellings: **12.57**
Potential number of dwellings (suitable sites): **15**

Potential delivery of dwellings:

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

Replacement CBC Local Plan compatibility?	<i>True</i>
Potential number of dwellings (suitable sites and RCBLP compliant)	15
Availability:	<i>Certain</i>
Availability Comments:	<i>Landowner willing to pursue development</i>
Suitability:	<i>Suitable</i>
Suitability Comments:	<i>Builder's yard in residential area</i>
Deliverability:	<i>highly likely</i>
Deliverability Comments:	<i>likely to be a very popular site; no specific abnormalities, deliverable within 5 years</i>
Why?	
Conclusion	<i>Developable site</i>

Site Reference:	170	Site Location:	Rear of Storrs Road
Ward:	West	Greenfield /Brownfield:	Brownfield
Site Size (ha):	1.09	Grid Reference:	SK 35617 70944
Location:	<i>Edge of Settlement</i>	Agricultural Land Use Classification:	Primary - 7 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:			Phase one (rear of 60-74) - main garden to 66a and 74 Storrs Road. Phase two (rear of 42-58) - backgarden
Surrounding Land Use:			Sports ground, Residential

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Flat</i>
Location of any pylons:	<i>None</i>
Access:	<i>Access to phase one is developer controlled giving certainty, this could also give future access to phase two</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>None known</i>
Ground conditions:	<i>None known</i>
Accession Composite total:	<i>Within 20 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: Conservation Areas:	<i>None identified</i>
Listed Buildings:	<i>None identified</i>		
Site identified through Call for Sites?	<i>True</i>		

Density: **30**
Gross to net calculation: **90%**
Potential number of dwellings: **29.43**
Potential number of dwellings (suitable sites): **29**

Potential delivery of dwellings:

*Windfall -
Potential 5 Year Supply - 10
Potential additions to 5 year supply -
Developable Year 6-10 - 19
Developable Year 11-15 -
Developable Year 16+ -*

Replacement CBC Local Plan compatibility?	<i>False</i>
Potential number of dwellings (suitable sites and RCBLP compliant)	10
Availability:	<i>Phase one comprising approximately 10 dwellings is certain, remainder of site requires assembling</i>
Availability Comments:	<i>Landowner of phase one is willing to pursue development, remainder of site (phase two) in multiple ownerships</i>
Suitability:	<i>Suitable</i>
Suitability Comments:	<i>Backland in residential area</i>
Deliverability:	<i>Highly likely</i>
Deliverability Comments:	<i>likely to be a very popular site; no specific abnormalities, deliverable within 5 years</i>
Why?	<i>Developer estimates up to 10 dwellings a density of 15 dwellings/ha on phase one of site</i>
Conclusion	<i>Developable site</i>

Site Reference:	205	Site Location:	Land North of Chesterfield Waterside
Ward:	St Helens	Greenfield /Brownfield:	Brownfield
Site Size (ha):	1.359	Grid Reference:	SK 38671 72443
Location:	<i>Edge of Settlement</i>	Agricultural Land Use Classification:	Primary - 4 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:		Industry	
Surrounding Land Use:			

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>STEEP BANK ON EAST BOUNDARY (RIVER ROTHER)</i>
Location of any pylons:	<i>None</i>
Access:	<i>MELTHAM LANE- OFF A61/LOCKOFORD LANE ROUNDABOUT 40% of the site falls within the boundaries of Environment Agency's Flood Zone 2 and 3 (July 2008)</i>
Flood Risk:	<i>None known</i>
Hazardous Risks:	<i>None known</i>
Pollution:	<i>Part of the site is within the AQMA -1900 Sewage Farm. 1901-1929 Sewage Farm. 1930-1939 Sewage Farm. 1940-1959 Sewage Farm. 1960-1979 Refuse Tip, Cleansing Depot</i>
Possible contamination from past land use:	<i>None known</i>
Ground conditions:	<i>None known</i>
Accession Composite total:	<i>Within 20 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: **30**
Gross to net calculation: **90%**
Potential number of dwellings: **40.77**
Potential number of dwellings (suitable sites): **41**

Potential delivery of dwellings:

*Windfall -
Potential 5 Year Supply -
Potential additions to 5 year supply -
Developable Year 6-10 - **41**
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>multiple ownerships part may be available subject to relocation</i>
Suitability:	<i>Suitable for mixed use</i>
Suitability Comments:	<i>Part of regeneration area site currently occupied by industrial buildings and open storage and some woodlandThe site is adjacent to a major traffic route. Issues of noise and air quality could make creation of a pleasant living environment difficult Site</i>
Deliverability:	<i>Highly unlikely</i>
Deliverability Comments:	<i>likely to be a popular site following relocation; specific abnormalities , potentially deliverable after 5 - 10 years</i>
Why? Conclusion	<i>Allocated site</i>

Site Reference:	226	Site Location:	West of Gregory Lane
Ward:	Brimington North	Greenfield /Brownfield:	Greenfield
Site Size (ha):	6.61	Grid Reference:	SK 39531 74217
Location:	<i>Outside Settlement</i>	Agricultural Land Use Classification:	Primary - 4 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:			Open land and countryside
Surrounding Land Use:			Chesterfield Canal

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Gentle Slope from south to the north</i>
Location of any pylons:	<i>None</i>
Access:	<i>Access could be possible from Gregory Lane 30 mph though upgrade would be needed or new access point would be needed. Appropriate access can only be achieved in connection with adjoining sites as part of strategic sites</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>1960-1979 Chapel Works</i>
Ground conditions:	<i>None known</i>
Accession Composite total:	<i>Within 20 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: Conservation Areas:	<i>None identified</i>
Listed Buildings:	<i>None identified</i>		<i>None identified</i>
Site identified through Call for Sites?			

Density: **30**
Gross to net calculation: **70%**
Potential number of dwellings: **138.81**
Potential number of dwellings (suitable sites): **139**

Potential delivery of dwellings:

*Windfall -
Potential 5 Year Supply -
Potential additions to 5 year supply -
Developable Year 6-10 - **139**
Developable Year 11-15 -
Developable Year 16+ -*

Replacement CBC
Local Plan
compatibility?
Potential number of
dwellings (suitable
sites and RCBLP
compliant)

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

Available now

Yes but policy constraints

Why?
Conclusion

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

Site Reference:	228	Site Location:	Cow Lane, Gregory Lane junction, east of
Ward:	Brimington North	Greenfield /Brownfield:	Greenfield
Site Size (ha):	13.51	Grid Reference:	SK 40324 74214
Location:	<i>Outside Settlement</i>	Agricultural Land Use Classification:	Primary - 4 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:			Open land, Farmland and countryside
Surrounding Land Use:			Allotments and Residential

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Gentle Slope from south to the north</i>
Location of any pylons:	<i>None</i>
Access:	<i>Access could come from Cow Lane. Potential for improved access as part of strategic site</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>1960-1979 Chapel Works</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>None identified</i>	Conservation Areas:	<i>None identified</i>

Site identified through Call for Sites?

Density: **30**
Gross to net calculation: **70%**
Potential number of dwellings: **283.71**
Potential number of dwellings (suitable sites): **284**

Potential delivery of dwellings:

*Windfall -
Potential 5 Year Supply -
Potential additions to 5 year supply -
Developable Year 6-10 - **175**
Developable Year 11-15 - **109**
Developable Year 16+ -*

Replacement CBC
Local Plan
compatibility?
Potential number of
dwellings (suitable
sites and RCBLP
compliant)

Availability: *Potentially available =*

Availability

Comments:

Suitability: *Potentially suitable = compatible with policy change*

Suitability

Comments:

Deliverability:

Deliverability

Comments:

Why?

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

Site Reference:	229	Site Location:	<i>Bilby Lane, North Brimington</i>
Ward:	<i>Brimington North</i>	Greenfield /Brownfield:	<i>Greenfield</i>
Site Size (ha):	8.86	Grid Reference:	<i>SK 39908 74475</i>
Location:	<i>Outside Settlement</i>	Agricultural Land Use Classification:	Primary - 4 Secondary: 7 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:			Open land, Farmland and countryside
Surrounding Land Use:			Chesterfield Canal

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Gentle Slope from south to the north</i>
Location of any pylons:	<i>None</i>
Access:	<i>Access would be possible from Bilby Lane. Appropriate access can only be achieved in connection with adjoining sites as part of strategic site.</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>1960-1979 ACTIVE WORKINGS</i>
Ground conditions:	<i>None known</i>
Accession Composite total:	<i>Within 20 minutes</i>

Environmental Designations

Local Wildlife sites:	<i>adjacent to CH064 - Chesterfield Canal</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: Conservation Areas:	<i>None identified</i>
Listed Buildings:	<i>None identified</i>		<i>None identified</i>

Site identified through Call for Sites?

Density: **30**
Gross to net calculation: **70%**
Potential number of dwellings: **186.06**
Potential number of dwellings (suitable sites): **186**

Potential delivery of dwellings:

*Windfall -
Potential 5 Year Supply -
Potential additions to 5 year supply -
Developable Year 6-10 - **186**
Developable Year 11-15 -
Developable Year 16+ -*

Replacement CBC
Local Plan
compatibility?
Potential number of
dwellings (suitable
sites and RCBLP
compliant)

Availability: *Potentially unavailable = multiple ownerships or existing user*

Availability

Comments:

Suitability: *Potentially unsuitable = residential environment not ideal*

Suitability

Comments:

Deliverability:

Deliverability

Comments:

Why?

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