

Site Reference:	186	Site Location:	<i>Brimington Road, Marsden Estates Land</i>
Ward:	<i>St Helens</i>	Greenfield /Brownfield:	<i>Greenfield</i>
Site Size (ha):	<i>0.954</i>	Grid Reference:	<i>SK 38860 72431</i>
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:		Allotments	
Surrounding Land Use:			

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>ALL HILLY</i>
Location of any pylons:	<i>None</i>
Access:	<i>POOR UP SLOPE TO MAIN ROAD</i>
Flood Risk:	<i>20% 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>-1900 Railway Track. 1930-1939 Railway. 1940-1959 Railway.</i>
Ground conditions:	<i>None known</i>
Accession Composite total:	<i>Within 30 minutes</i>

Environmental Designations

Local Wildlife sites:	<i>adjoins 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:	<i>None identified</i>
Listed Buildings:	<i>Neighbours Tipton Mill Bridge</i>	Conservation Areas:	<i>None identified</i>
Site identified through Call for Sites?	<i>True</i>		

Density: 30
Gross to net calculation: 90%
Potential number of dwellings: 25.76
Potential number of dwellings (suitable sites): 26

Potential delivery of dwellings:	<i>Windfall - Potential 5 Year Supply - Potential additions to 5 year supply - Developable Year 6-10 - 26 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)	<i>False</i>
Availability:	<i>Available now</i>
Availability Comments:	<i>Land owner willing to develop</i>
Suitability:	<i>Yes but significant policy constraints</i>
Suitability Comments:	<i>Large area of open land and former allotments situated between canal and mainline railway. Site is not well related to existing residential area</i>
Deliverability:	<i>possible</i>
Deliverability Comments:	<i>likely to be a popular site; no specific abnormalities, deliverable within 5 years</i>
Why?	<i>No estimate of dwelling numbers</i>
Conclusion	<i>Significant policy constraint unlikely to be removed in foreseeable future</i>