

Site Reference:	218	Site Location:	Ringwood Road, Brimington
Ward:	Brimington South	Greenfield /Brownfield:	Greenfield
Site Size (ha):	10.92	Grid Reference:	SK 41154 73452
Location:	<i>Edge of Settlement</i>	Agricultural Land Use Classification:	Primary - 7 Secondary: 4 3 = Good-Moderate, 4 = Poor , 7 = Urban Area

Current Land Uses:
Surrounding Land Use:

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>yes, down to the east</i>
Location of any pylons:	<i>Cables over site</i>
Access:	<i>Good A619 30MPH</i>
Flood Risk:	<i>None - Flood Zone 1 (July 2008)</i>
Hazardous Risks:	<i>BORDERS THE STAVELEY MAJOR HAZARD CONSULTATION ZONE</i>
Pollution:	<i>FRONTAGE OF THE SITE WITHIN AQMA</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>adjoins CH007 - West Woods and Parkers Wood</i>	Sites of Special Scientific Interest (SSSIs):	<i>None known</i>
Protected Trees:	<i>DCC TPO's at edge of site</i>	Ancient Woodland: Registered	<i>None known</i>
Local Nature Reserves:	<i>None known</i>	Historic Parks and Gardens:	<i>Neighbours Ringwood Hall Grounds</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: **229.32**
Potential number of dwellings (suitable sites): **229**

Potential delivery of dwellings:

*Windfall -
Potential 5 Year Supply -
Potential additions to 5 year supply -
Developable Year 6-10 - **175**
Developable Year 11-15 - **54**
Developable Year 16+ -*

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

False

Availability:

Available now

Availability

Land owner has put site forward for development

Comments:

Suitability:

Yes but significant policy constraints

Suitability

Agricultural land adjacent to major transport route. Not well related to existing residential area

Comments:

Deliverability:

possible

Deliverability

likely to be a very popular site; no specific abnormalities, deliverable within 5

Comments:

years

Why?

Conclusion

Significant policy constraint unlikely to be removed in foreseeable future