

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

**Possible Constraints**

<b>Greenbelt:</b>	<i>NO</i>
<b>Steep Slopes:</b>	<i>Gentle Slope from south to the north</i>
<b>Location of any pylons:</b>	<i>None</i>
<b>Access:</b>	<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>
<b>Flood Risk:</b>	<i>None - Flood Zone 1 (July 2008)</i>
<b>Hazardous Risks:</b>	<i>None known</i>
<b>Pollution:</b>	<i>None known</i>
<b>Possible contamination from past land use:</b>	<i>1960-1979 Chapel Works</i>
<b>Ground conditions:</b>	<i>None known</i>
<b>Accession Composite total:</b>	<i>Within 20 minutes</i>

**Environmental Designations**

<b>Local Wildlife sites:</b>	<i>None known</i>	<b>Sites of Special Scientific Interest (SSSIs):</b>	<i>None known</i>
<b>Protected Trees:</b>	<i>NONE</i>	<b>Ancient Woodland: Registered</b>	<i>None known</i>
<b>Local Nature Reserves:</b>	<i>None known</i>	<b>Historic Parks and Gardens: Conservation Areas:</b>	<i>None identified</i>
<b>Listed Buildings:</b>	<i>None identified</i>		<i>None identified</i>
<b>Site identified through Call for Sites?</b>			

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*