

Site Reference:	227	Site Location:	Cow Lane, Gregory Lane
Ward:	Brimington North	Greenfield /Brownfield:	Greenfield
Site Size (ha):	7.70	Grid Reference:	SK 39938 74336
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:			

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 either or both Gregory Lane or Cow Lane</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 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: **70%**
Potential number of dwellings: **161.7**
Potential number of dwellings (suitable sites): **162**

Potential delivery of dwellings:

*Windfall -
Potential 5 Year Supply -
Potential additions to 5 year supply -
Developable Year 6-10 - **162**
Developable Year 11-15 -
Developable Year 16+ -*

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

Availability: *Available = controlled by developer. owner willing to sell*

Availability

Comments:

Suitability: *Suitable = Compatible with RCBLP*

Suitability

Comments:

Deliverability:

Deliverability

Comments:

Why?

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