

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*