

Site Reference:	230	Site Location:	Land adj Chesterfield Canal, Bilby Lane
Ward:	Brimington North	Greenfield /Brownfield:	Greenfield
Site Size (ha):	9.87	Grid Reference:	SK 40485 74481
Location:	<i>Outside Settlement</i>	Agricultural Land Use Classification:	Primary - 7 Secondary: 4 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</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>-1900 Old Shaft, Sewage Tank. 1901-1929 Sewage Tank. 1930-1939 Sewage Tank. 1940-1949 Sewage Tank</i>
Ground conditions:	<i>Site of former Cowping Opencast site</i>
Accession Composite total:	<i>Within 30 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:	<i>None known</i>
Local Nature Reserves:	<i>None known</i>	Registered Historic Parks and Gardens:	<i>None identified</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: **207.25**
Potential number of dwellings (suitable sites): **207**

Potential delivery of dwellings:

*Windfall -
Potential 5 Year Supply -
Potential additions to 5 year supply -
Developable Year 6-10 - **207**
Developable Year 11-15 -
Developable Year 16+ -*

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

Availability: *Unavailable = ransom strip*

Availability
Comments:

Suitability: *Unsuitable = contrary to methodology or potentially poor residential environment*

Suitability
Comments:

Deliverability:
Deliverability

Comments:

Why?

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