

Site Reference:	5	Site Location:	Broomhill Farm
Ward:	Old Whittington	Greenfield /Brownfield:	Brownfield
Site Size (ha):	0.33	Grid Reference:	SK 37855 74969
Location:	<i>Edge of Settlement</i>	Agricultural Land Use Classification:	Primary - 3 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:		Agriculture	
Surrounding Land Use:		Greenbelt,	

Possible Constraints

Greenbelt:	YES
Steep Slopes:	Yes
Location of any pylons:	None
Access:	<i>Driveway from road 30mph</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>None known</i>
Ground conditions:	<i>None known</i>
Accession Composite total:	<i>Within 20 minutes</i>

Environmental Designations

Local Wildlife sites:	<i>None known</i>	Sites of Special Scientific Interest (SSSIs):	<i>None known</i>
Protected Trees:	<i>4901.89 in n/w corner of site</i>	Ancient Woodland: Registered Historic Parks and Gardens: Conservation Areas:	<i>None known</i>
Local Nature Reserves:	<i>None known</i>		<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: **100%**
Potential number of dwellings: **9.9**
Potential number of dwellings (suitable sites): **10**

Potential delivery of dwellings:

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

Not suitable

Suitability

*Site is within Green Belt and efficient development would not preserve its
openness*

Comments:

Deliverability:

possible

Deliverability

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

Comments:

Why?

Conclusion

Significant policy constraint unlikely to be removed in foreseeable future