

<b>Site Reference:</b>	<b>34</b>	<b>Site Location:</b>	<b>Land at Pottery Lane East</b>
<b>Ward:</b>	<b>Old Whittington</b>	<b>Greenfield /Brownfield:</b>	<b>Brownfield</b>
<b>Site Size (ha):</b>	<b>0.503</b>	<b>Grid Reference:</b>	<b>SK 38762 73571</b>
<b>Location:</b>	<i>In Settlement</i>	<b>Agricultural Land Use Classification:</b>	Primary - 7 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
<b>Current Land Uses:</b>			Industrial (Garage) , Caravan Dealer,
<b>Surrounding Land Use:</b>			Residential, Industrial Units and Depots and Railway

**Possible Constraints**

<b>Greenbelt:</b>	<i>NO</i>
<b>Steep Slopes:</b>	<i>Flat</i>
<b>Location of any pylons:</b>	<i>None</i>
<b>Access:</b>	<i>Good. Brimington Road East</i>
<b>Flood Risk:</b>	<i>25% of the site falls within the boundaries of Environment Agency's Flood Zone 3 (July 2008), 80% of the site falls within the boundaries of Environment Agency's Flood Zone 2 (Sept 2007)</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 Garage.</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:</b>	<i>None known</i>
<b>Local Nature Reserves:</b>	<i>None known</i>	<b>Registered Historic Parks and Gardens:</b>	<i>None identified</i>
<b>Listed Buildings:</b>	<i>None identified</i>	<b>Conservation Areas:</b>	<i>None identified</i>

Site identified through Call for Sites?

Density: **30**  
Gross to net calculation: **100%**  
Potential number of dwellings: **15.09**  
Potential number of dwellings (suitable sites): **15**

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 within business area where- Noise and air quality issues*

Comments:

Deliverability:

*highly unlikely*

Deliverability

*unlikely to be a popular site; some abnormals , may not be deliverable*

Comments:

Why?

Conclusion

*Unsuitable environment for housing*