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|-----------------------|------------------------|--|---|
| Site Reference: | 36 | Site Location: | Land off Brimington Road North/ Henry Street |
| Ward: | Old Whittington | Greenfield /Brownfield: | Brownfield |
| Site Size (ha): | 0.289 | Grid Reference: | SK 38720 73597 |
| Location: | <i>In Settlement</i> | Agricultural Land Use Classification: | Primary - 7 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area |
| Current Land Uses: | | Industrial Units | |
| Surrounding Land Use: | | Residential, Industrial Units and Depots and Railway | |

Possible Constraints

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| Greenbelt: | <i>NO</i> |
| Steep Slopes: | <i>Flat</i> |
| Location of any pylons: | <i>None</i> |
| Access: | <i>Good to Brimington Road North and A61 Roundabout 10% of the site falls within the boundaries of Environment Agency's Flood Zone 3 (July 2008), 40% of the site falls within the boundaries of Environment Agency's Flood Zone 2 (Sept 2007)</i> |
| Flood Risk: | <i>None known</i> |
| Hazardous Risks: | <i>None known</i> |
| Pollution: | <i>None known</i> |
| Possible contamination from past land use: | <i>1960-1979 Works</i> |
| Ground conditions: | <i>None known</i> |
| Accession Composite total: | <i>Within 20 minutes</i> |

Environmental Designations

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|------------------------|------------------------|---|------------------------|
| 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: **100%**
Potential number of dwellings: **8.67**
Potential number of dwellings (suitable sites): **9**

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| Potential delivery of dwellings: | <i>Windfall - Potential 5 Year Supply - Potential additions to 5 year supply - Developable Year 6-10 - Developable Year 11-15 - Developable Year 16+ -</i> |
|----------------------------------|--|

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 - adjoining uses

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