

<b>Site Reference:</b>	<b>52</b>	<b>Site Location:</b>	<b>Lister's</b>
<b>Ward:</b>	<b>Old Whittington</b>	<b>Greenfield /Brownfield:</b>	<b>Brownfield</b>
<b>Site Size (ha):</b>	<b>1.3</b>	<b>Grid Reference:</b>	<b>SK 37552 75807</b>
<b>Location:</b>	<i>Outside Settlement</i>	<b>Agricultural Land Use Classification:</b>	Primary - 4 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
<b>Current Land Uses:</b>			Car Sales site
<b>Surrounding Land Use:</b>			Residential, Railway, Boat Yard, River Drone and Golf Club (Eco-Dome development (Greenbelt))

**Possible Constraints**

<b>Greenbelt:</b>	<i>NO</i>
<b>Steep Slopes:</b>	<i>Relatively flat</i>
<b>Location of any pylons:</b>	<i>None</i>
<b>Access:</b>	<i>Access would come from Sheffield Road</i>
<b>Flood Risk:</b>	<i>None - Flood Zone 1 (July 2008)</i>
<b>Hazardous Risks:</b>	
<b>Pollution:</b>	<i>None known</i>
<b>Possible contamination from past land use:</b>	<i>-1900, 1901-1929 Brushes pottery</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: Registered</b>	<i>None known</i>
<b>Local Nature Reserves:</b>	<i>None known</i>	<b>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: **90%**  
Potential number of dwellings: **38**  
Potential number of dwellings (suitable sites): **38**

Potential delivery of dwellings:

*Windfall -  
Potential 5 Year Supply -  
Potential additions to 5 year supply -  
Developable Year 6-10 - **38**  
Developable Year 11-15 -  
Developable Year 16+ -*

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

Availability: *Available now*

Availability  
Comments: *Land owner has put site forward for development*

Suitability: *Yes but policy constraints*

Suitability  
Comments: *Low quality industrial area on main route into borough. Housing development  
would improve the environment*

Deliverability: *possible*

Deliverability  
Comments: *likely to be a popular site; some abnormalities , deliverable within 5 years*

Why?

Conclusion