

Site Reference:	90	Site Location:	Hilltop Road
Ward:	Old Whittington	Greenfield /Brownfield:	Greenfield
Site Size (ha):	0.756	Grid Reference:	SK 38480 74677
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:			Playground and Playing Field
Surrounding Land Use:			Residential, Bowling Green and Club

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Slight slope South West - North East</i>
Location of any pylons:	<i>None</i>
Access:	<i>Good, off Culd-de-sac</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>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: **90%**
Potential number of dwellings: **20.41**
Potential number of dwellings (suitable sites): **20**

Potential delivery of dwellings:

*Windfall -
Potential 5 Year Supply -
Potential additions to 5 year supply -
Developable Year 6-10 - **20**
Developable Year 11-15 -
Developable Year 16+ -*

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

False

Availability:

Available pre 2016

Availability

Land owner may be willing to develop

Comments:

Suitability:

Yes but policy constraints

Suitability

significant area of open space adjacent to working men's club. Potential to use part for development 50% Potentially Suitable

Comments:

Deliverability:

possible

Deliverability

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

Comments:

Why?

Conclusion

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