

<b>Site Reference:</b>	<b>91</b>	<b>Site Location:</b>	<b>Roecar Close</b>
<b>Ward:</b>	<b>Old Whittington</b>	<b>Greenfield /Brownfield:</b>	<b>Greenfield</b>
<b>Site Size (ha):</b>	<b>0.445</b>	<b>Grid Reference:</b>	<b>SK 38666 74837</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>		<b>Open Space</b>	
<b>Surrounding Land Use:</b>		<b>Residential</b>	

**Possible Constraints**

<b>Greenbelt:</b>	<i>NO</i>
<b>Steep Slopes:</b>	<i>Slope increases towards North East end</i>
<b>Location of any pylons:</b>	<i>None</i>
<b>Access:</b>	<i>Good. Quiet road, 30 mph.</i>
<b>Flood Risk:</b>	<i>None - Flood Zone 1 (July 2008)</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>None known</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: Conservation Areas:</b>	<i>None identified</i>
<b>Listed Buildings:</b>	<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: **13.35**  
Potential number of dwellings (suitable sites): **0**

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 pre 2016*

Availability

*Land owner may be willing to develop*

Comments:

Suitability:

*unsuitable*

Suitability

*Significant open space in middle of residential area Site is too small*

Comments:

Deliverability:

*highly unlikely*

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*