

Site Reference:	93	Site Location:	<i>north of Newbridge Lane, east of Gypsy Lane</i>
Ward:	<i>Old Whittington</i>	Greenfield /Brownfield:	<i>Greenfield</i>
Site Size (ha):	3.325	Grid Reference:	<i>SK 38780 74306</i>
Location:	<i>Edge of Settlement</i>	Agricultural Land Use Classification:	Primary - 4 Secondary: 7 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:			Shaft (disused), Open Land and Countryside, possible agricultural use
Surrounding Land Use:			Residential, Station Lane Industrial Estate and Sewage Works

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Slightly sloping in parts</i>
Location of any pylons:	<i>None</i>
Access:	<i>Access problematic. Footpaths lead inot site but no vehiculsr access. Potential for some vehicular access of Newbridge Lane</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>1960-1979 Shaft (disused) 1940-1959 disturbed ground. 1930-1949 disturbed ground, old shaft (coal). 1901-1929 disturbed ground. -1900 dayholes</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:	<i>None known</i>
Local Nature Reserves:	<i>None known</i>	Registered Historic Parks and Gardens:	<i>None identified</i>
Listed Buildings:	<i>None identified</i>	Conservation Areas:	<i>None identified</i>
Site identified through Call for Sites?			

Density: **30**
Gross to net calculation: **90%**
Potential number of dwellings: **89.775**
Potential number of dwellings (suitable sites): **90**

Potential delivery of dwellings:

*Windfall -
Potential 5 Year Supply -
Potential additions to 5 year supply -
Developable Year 6-10 - **90**
Developable Year 11-15 -
Developable Year 16+ -*

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

False

Availability:
Availability
Comments:
Suitability:
Suitability
Comments:
Deliverability:
Deliverability
Comments:

*Available pre 2016
Land owner may be willing to develop
Yes but policy constraints
large open area on edge of residential area and adjoining industry and business development
possible
likely to be a reasonable site; no specific abnormalities , deliverable within 5 years*

Why?
Conclusion

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