

Site Reference:	119	Site Location:	Station Road, Whittington Moor
Ward:	Old Whittington	Greenfield /Brownfield:	Brownfield
Site Size (ha):	0.754	Grid Reference:	SK 38338 74208
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:		Clear unused Land	
Surrounding Land Use:		One Residential dwelling, Industrial Estates and Units, River Whiting	

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>None</i>
Location of any pylons:	<i>None</i>
Access:	<i>30 mph access would come from Station Road</i>
Flood Risk:	<i>The whole site falls within the boundaries of Environment Agency's Flood Zone 2 and 3 (July 2008)</i>
Hazardous Risks:	<i>None known</i>
Pollution:	<i>None known</i>
Possible contamination from past land use:	<i>1960-1979 Gasholder Station, Joinery Works, 1940-1959 Gas Works, Railway. 1930-1939 Gas Works, Railway. 1901-1929 Water Works. - 1900 gas works</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:	<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: **20.36**
Potential number of dwellings (suitable sites):

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

Availability:	<i>Uncertain</i>
Availability Comments:	<i>Land owner may be willing to develop</i>
Suitability:	<i>Not suitable</i>
Suitability Comments:	<i>Large site in industrial/business area subject to flood risk. Adjoining industrial uses likely to make creation of pleasant residential environment difficult</i>
Deliverability:	<i>Highly unlikely</i>
Deliverability Comments:	<i>unlikely to be a popular site; some abnormalities , may not be deliverable</i>
Why?	<i>employment area environment potentially poor for residential development</i>
Conclusion	<i>Unsuitable environment for housing</i>