

Site Reference:	138	Site Location:	Walgrove Road
Ward:	Walton	Greenfield /Brownfield:	Greenfield
Site Size (ha):	0.574	Grid Reference:	SK 36774 70273
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:		Park/Open Space	
Surrounding Land Use:		Residential	

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>MAJORITY OF SITE SLOPING FROM SOUTH. TOP SECTION LEVEL</i>
Location of any pylons:	<i>None</i>
Access:	<i>WALTON ROAD, WALGROVE ROAD, AND A WIDE SIDE ROAD. CUL DE SAC 30MPH</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>1930-1939 Brampton Colliery. 1940-1959 Brampton Colliery.</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: **100%**
Potential number of dwellings: **17.22**
Potential number of dwellings (suitable sites): **17**

Potential delivery of dwellings:

*Windfall -
Potential 5 Year Supply -
Potential additions to 5 year supply -
Developable Year 6-10 - **17**
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

Part of larger open space within a residential area which is potentially surplus to requirements

Comments:

Deliverability:

possible

Deliverability

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

Comments:

Why?

partial development of open space to fund improvement

Conclusion

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