

Site Reference:	198	Site Location:	Walton Hospital (south of site)
Ward:	Walton	Greenfield /Brownfield:	Brownfield
Site Size (ha):	1.492	Grid Reference:	SK 37527 69380
Location:	<i>Edge of Settlement</i>	Agricultural Land Use Classification:	Primary - 7 Secondary: 4 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:		Site for Res.Devt.	
Surrounding Land Use:			

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Relatively flat</i>
Location of any pylons:	<i>None</i>
Access:	<i>Good possible access from Fisher Close or Harehill Road (30 mph)</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 Refuse Tip, Walton Hospital. 1980-1999 Walton Hospital</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>4901.212</i>	Ancient Woodland: Registered Historic Parks and Gardens:	<i>None known</i>
Local Nature Reserves:	<i>None known</i>	Conservation Areas:	<i>None identified</i>
Listed Buildings:	<i>None identified</i>		<i>None identified</i>
Site identified through Call for Sites?	<i>True</i>		

Density: **30**
Gross to net calculation: **90%**
Potential number of dwellings: **40.28**
Potential number of dwellings (suitable sites): **60**

Potential delivery of dwellings:

*Windfall -
Potential 5 Year Supply - 60
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)

True

Availability:

Available now

Availability

Land owner has put site forward for development

Comments:

Suitability:

Suitable

Suitability

allocated site on surplus part of hospital site

Comments:

Deliverability:

highly likely

Deliverability

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

Comments:

years

Why?

Conclusion

allocated site