

Site Reference:	7	Site Location:	Whittington Hall, New Whittington, Land at
Ward:	Barrow Hill & New Whittington	Greenfield /Brownfield:	Greenfield
Site Size (ha):	2.34	Grid Reference:	SK 39340 75551
Location:	<i>Edge of Settlement</i>	Agricultural Land Use Classification:	Primary - 3 Secondary: 7 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:		Greenbelt	
Surrounding Land Use:		Playing Fields and Residential	

Possible Constraints

Greenbelt:	YES
Steep Slopes:	yes
Location of any pylons:	None
Access:	Good access either from Woodmere Drive or High Street 30mph
Flood Risk:	None - Flood Zone 1 (July 2008)
Hazardous Risks:	None known
Pollution:	None known
Possible contamination from past land use:	None known
Ground conditions:	None known
Accession Composite total:	Within 20 minutes

Environmental Designations

Local Wildlife sites:	None known	Sites of Special Scientific Interest (SSSIs):	None known
Protected Trees:	4901.149 & 4901.175	Ancient Woodland: Registered	None known
Local Nature Reserves:	None known	Historic Parks and Gardens:	None identified
Listed Buildings:	Site fall within curtilage of Whittington Hall Hospital	Conservation Areas:	None identified

Site identified through Call for Sites?

Density: **30**
Gross to net calculation: **90%**
Potential number of dwellings: **63.18**
Potential number of dwellings (suitable sites): **63**

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 now

Availability

Land owner has put site forward for development

Comments:

Suitability:

Not suitable

Suitability

*Site is within Green Belt and efficient development would not preserve its
openness*

Comments:

Deliverability:

possible

Deliverability

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

Comments:

Why?

Conclusion

Significant policy constraint unlikely to be removed in foreseeable future